

**Chatsworth Neighborhood Council, Land Use Committee
Chatsworth Depot
Minutes May 15, 2014 - Final Minutes**

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

Present: Linda van der Valk, Michael Preis, Judi Daniels, Mary Kaufman, Andre van der Valk, Jim Van Gundy, Larry Heller, Jeff Hammond, George Nelson, Michael Harris, Mark Levinson, Vicki Briskman, Teena Takata

Not here – Carol Lucas (excused), Janice Eddy-Languein

Stakeholder and Public Comments:

Day of the Horse is 11-3 this Sunday. At Stoney Point.

The April minutes were approved as presented; Mary made a motion to approve, approved unanimously.

Presentations and possible motions:

22001 Nordhoff Street; 70 3 story homes, 2 car garages, Presently zoned A1-1. Ron Mercel with KB Homes; per drawing, attached homes (shared walls in between). Per map, 72 homes, on 4.56 acres; 30 guest parking stalls. Homes are joined in two to five units with common walls. This proposal requires a general plan amendment and zone change. A flood control channel separates it from the apartment homes along Topanga Canyon. One oak is on site presently, which they expect to keep. Units vary between 1800 to 2100 square feet, 3 to 4 bedrooms. They exceed energy standards by 15%, they are pre-wired for electric vehicle charging. There is a trend toward a great room and no separate living/family room. Structure walls and roofs have articulated walls/features to break up the “box” look. They do not have a planned pool, the project includes wi fi hotspots, dog areas, park benches in the community, tot lots for younger buyers; with a 3 story home, they expect a younger buyer. Committee commented and/or asked questions as follows. Gated? No. Under this proposal, 2.5 acres are developed of the 4.5 acres. Maximum 35 feet high. Elevation of lot is below street level. Visual impact from Nature Preserve was thought to be significant by committee member. Nearby homes, except for apartments along Topanga are single story or two story. Numbers of units and height seem high. 72 homes is one home for each 2566 square feet? Seems pretty dense, much higher than neighbors in the area. Noted the apartments along Topanga can somewhat justify the density due to being on a major highway. Depending on the zone they request, they could also go with an even higher density. RD15 is 2 category on Community plan. R3 to east of Topanga (west of the project) is a wash, on a primary highway. Proximity to the Chatsworth Nature Preserve is a real issue; no type of landscape buffer shown near the Nature Preserve. The presented product maximizes the density on the site. RE-15 on south side of Nordhoff. What zoning is goal? They don't know, they expect RD-2, though. Maybe half an acre for open space. Ingress/Egress is close to Topanga Canyon, may have some issues with the access; the intersection of Nordhoff and Topanga already can be busy; moving the access road back would improve long term access. Height of their lot is 15 feet under the Topanga apartment elevation. Proposed price point is mid to high 400's; traditional FHA financing

works with this project. No formal vote taken on the project, this was just an initial proposal presented to obtain informal feedback.

10130 Mason Avenue – Proposed Crunch Gym (former Tuesday Morning and shoe store). 24,000 square feet, not 60,000 square feet which is common in larger gyms, weights, cardio, no kids, no basketball, no pool, no racquetball, charge \$10-\$15 per month. Other nearby locations are in Burbank, West Hollywood. John Dodson, this project is in the Devonshire Topanga Specific Plan; so the zoning is downzoned to C-4. Natural zone in this area would be a C2, but the Specific Plan downzoned the area. The Specific Plan noted a parking requirement suitable for a gym so it appears it may have been contemplated. They had an initial discussion with Planning about the use. Planner for area is Pria. Frank Kwon, Bob Duena also involved in discussion. So far, no exemptions have been granted. Any C-4 use shall be allowed per the plan....but a gym is not a specifically allowed use, so Andre expressed concerns about the compliance with the plan by the use as well as prohibitions on banner advertisements. The gym is proposed at 16,700 square feet; they have 300 parking spaces behind. 222 spaces for Rite Aid and gym (at 1/300 square feet for Rite Aid and 1/100 square feet for the gym). Hours are 5am to 11pm weekdays; 7 to 7 Sat/Sun, closed on Christmas and New Years. Back parking lot to be improved, including lighting, paving, striping (in poor repair presently); it's a condition of their lease to make improvements in the back (they want that parking as gym owner and want adequate parking for customers). All activities/training to be inside? Yes (no running in the parking lot). They expect a CUP. Concerns expressed regarding early hours, much earlier than a Smart & Final or Trader Joes on the northeast Corner. Mike Harris made a motion, Andre seconded. Motion to support project under existing zoning with no exceptions to the specific plan. Motion approved unanimously.

Other Matters (No Presentation)

Community Impact Statement –Solar Farms – Councilman Englander seconded Fuentes motion. In Lake View Terrace, an individual surrounded by residences decided to build one of these.

DWP has one idea, build solar factories ! Building and Safety feels this needs to be an accessory to an existing building. Mayor Garcetti seems to be very supportive of this. They had a meeting with over 100 residents, having Planning Commission look more specifically at this. There didn't seem to be much of an understanding about this, Larry was passed around a lot by various City employees as he tried to make inquiries. This is all connected to State Law from over 20 years ago (1978, Mel Levine, who now is in charge of DWP). This law was intended to relate to solar panels on a roof (to allow that installation without neighbor problems). But the actual rule is much more broad, no community input, no hearing is required. A solar farm has nothing to do with a residence. A 3 foot pole with a solar panel on top is the usual approach to a "solar farm". In Chatsworth, proposed farms are for 756, 634 kw; Judi has a list of about 300 in the City; so no site addresses are noted for the project, Oakdale Ventures, 19821 Nordhoff, 19841 Nordhoff Place are on a list she has been given. These addresses are big buildings near Mitch Englander's office. If they used the roof, they would generate more power than shown on the schedule Judi has. Across the street from the 20001 Prairie, another is proposed, 9330 Penfield (corner of Prairie and Penfield).

Motion to support the City's motion to study the issue, and to provide for input from Planning as such projects are evaluated. There is an attempt to update the state law also.

Use panels only as an accessory to dwelling?

Difficult to dispose of exhausted solar panels, also.

If there is a good profit here, there is an obvious issue.

CIS – only applies to legislation in front of City Council.

Mary made the following motion – that we create the following as a CIS – Chatsworth Neighborhood Council supports additional review and local input by City Planning on Solar energy systems under the Solar Rights Act in 1978; as outlined under CF 14-0331. Mark seconded. Approved unanimously.

Board Comments –we do influence how projects are completed.

Chaminade – concerns with size of proposed cross at Chaminade over proposed new construction (no cross was built). Community listens.

Hidden Creeks – equestrian area was improved due to our input. Note on the project, they still have no Army Core of Engineers permit. Under ½ acre they would not need it. The affected area is stated to be only 0.547 acres, if under .5 acres, less of an issue.

20000 Prairie; discussion of approval of concept motion from last month. Discussion noted that although the committee approved the concept presented by the applicant with no restrictions on the approval, there were significant concerns expressed on the project. Concerns primarily related to lack of adequate parking (model used is not appropriate for Southern California, bike parking spots reduce parking requirements but are not used in reality to reduce cars in this area, parking at commercial building may not always be available to residential area), height is excessive (only one building nearby is 10 stories and that building is shielded from nearby main streets, nothing similar for residential height is in Chatsworth), and density concerns (number of residential units simply is too much for this area) on project at 20000 Prairie. Committee felt an expanded motion may be appropriate at the full Board meeting to clarify the concerns with the project and Chair will bring this up at the main board meeting.

Meeting adjourned at 8:51 pm