

**Chatsworth Neighborhood Council, Land Use Committee  
Chatsworth Depot  
Minutes April 17, 2014 - Final Minutes**

Linda van der Valk called the meeting to order at 7:00 pm. (The Committee was reconstituted due to recent selection of new CNC Board members).

Present: Linda van der Valk, Michael Preis, Judi Daniels, Mary Kaufman, Andre van der Valk, Jim Van Gundy, Larry Heller, Jeff Hammond

Not here – George Nelson, Carol Lucas (excused)

**Stakeholder and Public Comments:**

Rebecca Burns, Rockpointe Homeowners, Chatsworth Park South, they have just become aware that the grassy area presently often used as a dog park will be changed to a gravel area. Those nearby Rockpointe residents are vehemently opposed. HOA newsletter will include a plan since they have not been publicly noticed. Multiple issues, increased noise, air pollution (due to increased parking access, overflow parking), possible increase in vandalism due to lack of policing, modified / removed green space will decrease value of adjacent and other units in Rockpointe. HOA representative was not there when voting on this issue was held. No studies, nobody asked.

Linda noted that a Chairperson for the committee needed to be elected. Mary nominated Linda van der Valk. Judi seconded. She was elected unanimously.

Linda next commented that five stakeholder members needed to be elected to the committee. Michael Harris, Mark Levinson, Vicki Briskman, Janice Eddy-Languein, Teena Takata offered to join the committee. Mary moved those stakeholders be elected – Judi seconded. Approved unanimously.

Approval of March minutes; correct Marilla/Topanga representative name, otherwise approved as read.

**Presentations and possible motions:**

**Marilla and Topanga Canyon, West side south of existing Hotel.**

Presenter Jerry Veluhakis. Alternative plans for hotel or senior housing. Questioned by Michael Harris; this seems to be a commercial project, not in keeping with the community plan; highway oriented commercial uses are not permitted. In the Specific Plan, more restrictive use, remodels of existing inconsistent uses allowed, and then following uses not permitted, a motel. Height limit within 75 feet of property line. Michael H. commented he liked the alignment with Marilla. Michael also noted there is a storm drain easement along the north line of lot, presently used as the south parking lot for the hotel.

Concerns expressed about traffic hazards with south bound traffic on Topanga (due to the curve at that existing driveway). Questions about trees, oak trees-to be preserved. Need 45 feet maximum height within the property under the Specific Plan. He commented they need under 75 feet to

residential neighbors. No action was taken on this proposal, there was discussion this would be preferable to the four story senior housing/assisted living presented as an alternative proposal for the one acre RA lot behind the lot on Topanga Canyon, which would be used as a parking lot and possible swimming pool under this proposal. The committee questioned if this use would fit on the lot, given the restrictions.

The committee elected Teena as Secretary.

### **21856 Chatsworth Street, 65 foot monopole wireless**

Coverage map shown for Verizon in the area. Coverage intensities vary depending on outside, in a car, in a house. Red coverage is red outdoor; yellow is in a car, green is indoor coverage. What about colocation at United Methodist Church? Not structurally sound enough. Would have to take down tower, rebuild, existing carrier not willing to have alternative user on the site. Verizon looks first at colocations. 3 parcels were identified by Verizon, all larger residential properties. Larry commented we do not condone cell towers in residential areas; especially at 65 feet. Location is toward Kingsbury, not Chatsworth Street. The 65 feet is 20 feet over any other height allowed in the area.

Larry moved, We are opposed to a cell tower at 21856 Chatsworth Street (or related lot to the south). We do not want to see a cell tower in a residential area. Vicki seconded. The committee approved unanimously.

### **9837 De Soto, Wayne Avashow**

Demolish existing building, Goodwill store to be built. 9827-9847 DeSoto is actual address. Acre and 1/4 or 1/2, previously occupied by Hostess who filed bankruptcy. Since Dec. 2012, this property has been vacant and boarded up. Zoning is MR-2; seeking variance for combination retail/industrial in MR-2 zone. Prior use was retail/distribution point for Hostess vehicles. Goodwill prototype is similar to how Hostess used the site. Hearing date of May 20, expedited processing is to be requested. Plan is to recycle some of the structural components. The new structure is just under 13,000 square feet, 10,000 square feet is retail, 3,000 square feet is warehouse/distribution, a little less for each, parking provided is over what the code requires. MR2 zone allows more intense manufacturing uses, which may be somewhat obnoxious. Original proposal as to the building style was a bit industrial; they have changed design after looking at the library, and provided a proposed less industrial appearance. He showed us another white industrial building with an arched entrance. They added a tower, red tile over the entrance in the center and still have a square box white building, now with with a red stripe across the top. Bright blue windows against white building, red horizontal stripe are main visual features. Interior upgraded also.

Some other nearby stores are Ventura Blvd near Kester, Tarzana goodwill (new style), also Temecula, Stevenson Ranch. They hire special needs people. Mr. Kellerher COO of Goodwill So. Cal is here, spoke, has 35 years of retail experience. Want a feel good for customer, and pride for the community; a store employs up to 20 people and includes also drivers; often somewhat disabled workers work in the back of the stores, under supervision of a job coach. They may dispose of excess goods by auction. Operational details; how does community know what can be dropped off and not, and hours for drop off?

They propose use of signage and cameras, with instructions to not drop goods after hours, including signs with civil codes, etc. Cameras inside and outside for safety and monitoring. Managers come in

an hour before opening to monitor. Building; bright blue pockets are glass. Goodwill Blue, light gray, darker gray is their color scheme. What about truck parking for their vehicles onsite? What about access to the store? Larry commented the Stevenson Ranch store is a good sample store. Trucks are 25 foot bobtails/ drive in from De Soto, to the back of the store, no overnight parking. Back has rollup door and the outside will be clear at night. Functionality of business; they have multiple parties dropping off goods; 13,000 square feet is a normal strip mall size. What about just having retail at the site? Ongoing drop-offs contribute to congestion on site and in the back. Proposed hours are 9am to 9 pm, six days a week, 10 to 6 on Sunday. Lessening blue window impact was requested, and earthier tones/beige suggested; a Stevenson Ranch store picture was shown that had a much more attractive general Mediterranean style.

Mary moved; to accept Goodwill's proposal to remove existing building, approve construction of new building, with the proposed change in use to accommodate the store and warehouse use, and approve the variance for use of the new building, consistent with the prior use on this site. Our approval is subject to no overnight parking; no overnight drop off by donors to be allowed. Signage prohibiting off- hours drop off to be installed. Better colors requested to blend closer with the Specific Plan design standards (less blue/white), even though this area is outside the Specific Plan. Mary moved, Mark seconded. The motion passed unanimously.

### **MGA headquarters; 2000 Prairie Avenue**

Brad Rosenheim (carry over from January 16, prior presentation) Isaac Marian, CEO; has engineering educational background. The company moved to the San Fernando Valley in 1982; they are the largest privately held toy company. Cozy Coupe car is a premier product. Lara Loopsie is another.

Site is 23.597 acres, square feet of the property is 1,027,919 square feet; structures are proposed to be 1,125,588 square feet. The main building is to remain. Lot 1, main building, remains. 255,815 square feet. Current zone is MR-2-1, P-1. Zoning proposed is CM-1. Parking 1317 stalls, listed as follows by lot; lot 1 zero, lot 2, 772, lot 3, 304, lot 4 241. They use the existing building to show their products for new lineup for next year. Property is part of an Enterprise Zone. Liquefaction area per map. Case 2014-519 PMLA

700 Units residential; the size of the units is -1 bdr, 304, 2 bed 372, 3 bed 24 units, total 700 units. They want to provide social gathering opportunities. Bike Parking required, provided 859 units. One entrance off Prairie; with an onsite shuttle to connect to other areas. Off Winnetka, a new driveway and parking garage at south side; parking buffers project from metro rail. Entrance to primary building is from the south. South east side (next to train) is more tranquil - Building A. Building B and dog park near Winnetka SW corner. NW corner is building C retail to 5 stories. Multiple Plaza areas to the center. Building D on NE corner, more quiet, more in keeping with Prairie. Along West side, native landscape, boardwalk, gradually climbs up and ties back around outside edge with a park like ambiance.

Dave Rand, entitlement request. Presently light industrial; MR2, P zone along Winnetka. Residential uses are not allowed in P or MR2, so they want manufacturing industrial that allows diversity of use, and allows use of commercial and residential. With this zone, they could have 1284 units. They think this zone best works for their project. Nearby sites have changed from commercial to residential in recent years (apparently this refers to the prior Kmart site west of the Northridge Fashion Center on east side of Corbin, south of Plummer under the Northridge Community Plan).

New land use approval, a modified parking district. Parking based on a parking demand model. Synergy provides shared use, such as the office parking can be used by the residential coverage. 3 CUP's to allow onsite daycare, needed in the CM zone, need CUP for mixed use, and a CUP for alcohol for retail and restaurant on the NW corner. They propose an EIR, a NOP has been opened; May 5, a scoping meeting at the site.

Larry questioned the name? MGA stands for (old) Micro Games of America; as they had non-electronic games/toys, a name change seemed needed. What use is this? Corporate and manufacturing? No manufacturing, that is in North Hollywood. Number of Chatsworth employees proposed, 500-600. Residential apartments will first be offered to employees. They will subsidize rent to encourage they use there, and rent remainder of property to the public. Campus open to public 24 hours? They are across from Pacific Theaters, so looking for small businesses for their site that provide services to resident/customers, bike shop, coffee shop, dry cleaner, etc., to help the day to day needs of residents. Restaurant is 1400 square feet. How many units? 700; rent at \$1000-\$1500. 1.5M square feet of buildout is allowed under proposed zoning.

He thinks 50% of employees will live there. Transit hub? They would like Rapid bus stop; so they will set up a shuttle.

Driveway and elevations of buildings? New driveway matches alignment of the Pacific Theater entrance. Elevations? South East lot, 5 story, along Winnetka, 6 stories, set back 40 to 80 feet from Winnetka. Boardwalk 20 feet wide along the west side provides more distance from Winnetka (along with greenspace), back off the street. 6 stories along Praire. Elevations on Building B and C are 6 stories at Winnetka and Prairie. The height from lowest point on site is 65 feet at building A, 75 feet, building B. D and lastly, building C on northwest corner is 85 feet high. All office space on the site is to be used by their employees/their company.

Modified parking district, does that reduce allowed parking? How many spaces? About 1.5 per unit. 1462 combined parking spaces. Their model showed the 1317 parking spaces would be required, so they drew the project at 1462 parking spaces. Driveway off Winnetka ties to theater driveway. 500-600 employees on site, based on Urban Land Institute shared parking analysis. It provides an hourly profile for the site. They look at the peak uses, and then start to build their model.

Does the developer plan on cleaning up the wash? They are making the Boardwalk there to enhance and paint it to improve appearance. Committee liked the ambiance and park-like amenities of the property.

Michael commented this continues to remove industrial use in the area. They had another true high rise from another architect. From Winnetka to the site drops 13 feet. They have given us the height from the low point on the lot, not the high point on the lot.

Vicki made a motion to support the concept of an MGA headquarters including residential and commercial uses. Andre seconded the motion. Motion passed; one abstention, one no; motion passed.

No public comments are to be made at the scoping meeting by committee members (a recent DONE rule). Comments may be submitted by committee members and the public, and are to be submitted by 5 pm on May 16.

### **Other Matters (No Presentation)**

#### **9601 Baden Avenue**

DR Horton has requested assistance from Brad Rosenstein. Brad advises the letter seems to have specifically allowed a 35 foot setback. Teena commented that the Planning Commission approval was specifically predicated on a usable 75 foot distance to a neighbor, unless the property was a K District, in which case it is 35 feet to a neighbor. There was no discussion of 35 foot horsekeeping to a neighbor in the approval letter except as noted above. If they can provide an appropriate language to allow the lots to continue to be legal horsekeeping, and not be nonconforming lots, we would like to see what it says, and it would influence how the committee views the project.

Motion for up to \$150 for easel - \$ approved. Judi moved, Vicki seconded to approve the request. Approved unanimously.

Chatsworth Water Tower/FCC ruling, deferred again.

Meeting adjourned at 8:51 pm