

Chatsworth Neighborhood Council, Land Use Committee

The Chatsworth Train Depot, 7 pm
Minutes October 16, 2014 - Final Minutes

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

Present: Linda van der Valk, Judi Daniels, Andre van der Valk, Larry Heller, Michael Harris, Mark Levinson, Teena Takata, Carol Lucas, Janice Eddy-Languein, Jeff Hammond, Michael Preis, Mary Kaufman, Vicki Briskman

Not here – George Nelson (excused), Jim Van Gundy (excused)

Stakeholder and Public Comments:

October 1, 2014 – Michael Harris noted on this date, Presidio closed a sale of their project for \$42 million. A large LLC is new owner; 314 lots are noted as the present development plan.

September Land Use Committee minutes, approval deferred until later in the meeting.

Presentations and possible motions:

19851 Nordhoff Place, Unit 105; trampoline business requesting variance to operate in a MR2 zone; Rand Freeman and Chris, owner

This matter was heard by the Committee in its August meeting, but the applicant has appeared tonight to clarify questions about volume, number of users, and parking. They will set up the facility with 60 trampolines; two different types; some angled, and some flat. The facility will also have dive pits, and a basketball court set up for use with a trampoline. What about parking issues? Yes valet parking is planned. They expect most clientele at night. This project is part of newer construction between Corbin and Winnetka. This building is across from the CD-12 Council office.

Committee members had various questions; the corner at Nordhoff and Corbin is busy, Olive Garden, Mimi's are both there and busy. Question how busy this facility will be. Does he own another store? One is coming in San Dimas, but there are no stores that he operates that are open presently. But he has reviewed demographic reports for this type of business. Evening/weekend is usually peak attendance. They do 70% - 80% of their business Friday Night, Saturday, Sunday. One consideration in choosing this location was the surrounding community is not busy in peak hours. It appears the driveway can carry about 50 cars, all dropping off at one time. Most parking should be off the street. Sky High in Woodland Hills is another local trampoline park, looks like it is about 40,000 square feet, this is 20,000-25,000 square feet. What is effect on nearby stores, many of which are creating an area in this vicinity that has many child-oriented indoor sports facilities?

There are 308 spaces for dedicated parking for this development (between Nordhoff Place and Prairie, east side of Oakdale), not counting a truck/trailer loading area that is behind the buildings, that can be used for additional parking, especially at night when they have their peak period. The present stores catering to these uses presently are in the four corners of this development, and are not stacked on top of each other. Their primary customers are children age 4 to 12 (overall 80% of customers are children in the core age group). A standard expectation is often a "family" is 1-2 kids (which may be a child with a sibling or friend), with one parent attending per family. Of course,

sometimes no parents attend, and sometimes both parents attend. Admission for any reason is an "open jump"; the entire facility is open and customers can rotate between attractions as they become available. Trampolines usually are about 8 feet by 16 feet, there are one to two children on a trampoline at once. Normally there is not a surrounding group of next jumpers hanging out at the trampoline, some parents may be near jumpers or may be in alternative drink/juice areas or lounges. They will admit up to 130 jumpers at one time into the building. There may be 300 customer-related people in the facility; the committee estimated that was equivalent to 100 cars (average arriving group of 3 per car), and about 20 employees are in the building at peak periods, so the committee estimated that parking needs in peak periods are about 120 parking spaces. Committee members noted drivers may or may not stay.

The entire development is 175,000 square feet, with 308 parking spaces available (plus street parking) – for the other 150,000 square feet of building, how many parking spaces are there? What is square feet, in the aggregate, already occupied by other child-oriented operations? About 23,000 square feet for those other similarly targeted sports facilities. The law school classes across the street provide a big evening parking need across the street, both in their parking lot and on the street. This trampoline business's hours are from 10 am to 10 pm 7 days a week, open until 11 pm Friday/Saturday. They are leasing approximately 1/7 of the development's square feet, yet seem to need 1/3 of the parking spaces.

Indoor soccer and Tempest (other indoor sports facilities in this development) have no variance requests but are operating. The committee approved the proposed rock climbing gym in August. How many party rooms? In design, they presently have 3, which is the likely end number. Other alternatives for this type of business is to take over a property such as the former Rocket Bowl, a C zoned building or some M zoned building where this type of use is allowed by right.

One concern is some developments have dedicated parking spaces. Per Chris's discussion with owner, there are no marked dedicated spaces. And perhaps there could be some striping to add some defined parking spaces in the back lot truck parking area.

A motion was made to approve gymnasium type use in a MR2-1 zone. Valet parking is encouraged during peak use periods. Maximum of 60 trampolines between flat and angled. Hours are to be 10 am to 10 pm daily, except Friday and Saturday to close at 11 pm. Teena made the motion, Mark seconded. Approved unanimously. No abstentions, no recusals.

10650 De Soto Avenue Proposed PreSchool

Lisa and Carol Kim, sisters, presenting. De Soto and Chatsworth Street, SW corner. Last month the committee expressed concerns with parking, traffic, cars stacking up near and in the driveway. They have adjusted some items in response to those concerns. They have 16 more spaces along north driveway, and 5 more along the east side of the lot, a total of 21 more parking spaces. The property is private and will be gated after hours. The site had been proposed as a passive park, but the cost of the proposal is short of available funding by over \$200,000; the appraisal was low. This project was discussed in detail at our last meeting, neighbors were concerned with parking; and they wanted no access between this school property and the alley.

Michael H. moved to support the concept for the project. The motion approves a concept for a preschool with a maximum of 125 children, ages 2 to 5. To include 10 classrooms, related restrooms and other rooms. See Minutes from Land Use for the September meeting for further details. Limited

functions and events in non-school hours. The motion is drafted so we can review the CUP later. Mary seconded the motion. Motion was approved unanimously. No recusals or abstentions.

Other matters, updates, and a motion:

A hearing recently was held for the new cellular tower that was requested on Chatsworth Street (south side, east of Topanga Canyon, in a residential/rural neighborhood); the applicant previously appeared before Land Use and CNC, which voted against the project. There were approximately ten neighbors at the hearing who opposed the application. The Applicant never showed up at the hearing. It appears the applicant will not be successful in their request.

Nov 6 (after meeting note-this is actually Nov 20)-an appeals hearing is being held on a CUP request for a boarding stable at 10856 Farralone that the Committee and Board approved. Applicant wanted a 25 foot setback, the Zoning Administrator wanted a 35 feet setback. The project provides for onsite parking for boarders, but there are concerns about parking for a guinea pig rescue that also operates on that site. Issue with neighbors; 3 neighbors are fighting the project. One of the opposing neighbors has recently sold his property, a 6.433 acre site, for \$1.45 million to an investor group that may be planning some sort of solar farm.

The committee discussed the ongoing land acquisition efforts that cause the reduction and impairment of our horsekeeping and more rural lifestyle, by various persons, from proposed elder care homes to churches, solar farms, etc., who look for our larger horsekeeping-eligible properties for their business uses. That discussion evolved into the following motion that will be presented at an upcoming meeting DWP is hosting in northeast valley (exact location TBD) on November 5. Although that is the meeting night for the CNC, a representative will attend. The committee made the motion below that will be presented at that hearing if possible.

Mary noted there is a solar-oriented DWP meeting on Wednesday, November 5, in the evening, which will take place in CD-7. A solar farm received approval under a ZAI, but since this permission is like a CUP, it wasn't ok with the owner. CD-7 is asking people outside the area to attend. Location TBD. DWP wants it. Feed-in-tariff - this type of solar use is different because it is providing net solar energy into the grid. Residential sites are just designed to meet their own needs. Solar so far is ok if for consumption and offset of costs on your property, but net credit of power to the grid, or feed-in tariff is a business. It appears the DWP doesn't care how neighbors are affected.

The committee made the following motion related to the impacts incompatible new uses may have on the community.

The Chatsworth Community Plan, and the Chatsworth Neighborhood Council has as a priority, to encourage, protect, and preserve the rural nature and horsekeeping areas in our community, as much as possible. Projects and uses that are not consistent with these priorities in residential areas, West of De Soto or North of Chatsworth Street are to be discouraged. Teena made this motion, Mary seconded. The motion was approved unanimously, no abstentions, no recusals.

The Land Use Minutes for September were approved with clerical corrections. Michael Harris moved, Mary Kaufman seconded, approved unanimously.

Community announcement Trails Day is November 15 – State Park Volunteers are hosting our annual Trails Day for the community. Guided walks leave the Santa Susana Pass State Historic Park

gate at Andora and Larwin at 9am, 10am and 11 am; stations will be set up inside for presentations and exhibits for stagecoach, quarry, railroad tunnels and Native Americans.

The meeting adjourned 8:41pm.

Common Abbreviations:

CD-X – Council District

CNC – Chatsworth Neighborhood Council

CUP – Conditional Use Permit

ZA – Zoning Administrator

ZAI – Zoning Administrator Information (memo)

DWP – City of Los Angeles Department of Water and Power

TBD – To Be Determined

SW – Southwest

Land Use, or Committee – Land Use Committee, Chatsworth Neighborhood Council

Board – Board members of CNC