

Chatsworth Neighborhood Council, Land Use Committee

The Chatsworth Train Depot, 7 pm
Minutes January 15, 2015 - 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, Michael Preis, Vicki Briskman, George Nelson, Carol Lucas, Janice Eddy-Languein

Not here – Jeff Hammond (excused), Jim Van Gundy (excused), Mary Kaufman (excused)

Stakeholder and Public Comments:

Question; what is construction work at Rocketdyne by DeSoto and Nordhoff. A restaurant is coming in there, Farm Boys.

Chatsworth & De Soto; the proposed school appears to no longer be interested in pursuing this project.

20315 Nordhoff (CUP for restaurant/kids play house in MR2-1 area) was denied, applicant filed an appeal.

Presentations and possible motions:

10854 Topanga Canyon – Cheryl Brady presenting. CUP application for a Church. Church and caretaker on existing RA property, just south of Ride On and Stoney Point. The church uses 970 square feet, caters to local Indian (country of India) community. The sanctuary will accommodate about 100-140 people. In 2010 we previously heard this and denied the request. Caretaker residence to be used for security purposes. The property may be used for temporary housing for emergency purposes; this would be in the sanctuary (the church). 38 parking spaces, 2 of those are for caretaker. This project is less dense than the 2010 project that was presented. Ingress/egress all is off Topanga. The lot is narrow and very deep. There are two curb cuts on Topanga. Caretaker on west side of property, Church is in the center behind Caretaker residence, parking is on the east side of the property as presented. All buildings on site have permits (residence and recreation room). Bathrooms are to the south side, and is permitted (not sure when built?). 80 people presently are members of the church. Code requires one parking space for 35square feet of sanctuary. Caretaker residence is not to be used for church purposes. In 2001, they had 45 people. This religious group is Orthodox so the expansion possibilities are limited. No school on site as presented in 2010. School on Sunday 12-1 per the CUP. History of the church - from 2001 onward, they were on Fallbrook. Comments were made about the protective language in the Chatsworth Community plan to protect horsekeeping north of Chatsworth and west of De Soto. St. Mary's has owned this property for some time (purchased in 2008), but this project is less dense. What has been done with the property? There were no permits on buildings, now are permitted and up to code. No banners or signs...but they have a large lighted cross. They are looking for a small sign.

Motion made – Larry made, Mark seconded. To not support applicant's request. This property is protected as horsekeeping under the Chatsworth Community Plan, which protects RA property west

of De Soto and north of Chatsworth Street. Motion to not support the application carried unanimously, no abstentions, no recusals.

20701 Plummer, Paul Anderson To add storage to an existing recreational vehicle storage facility by interior remodel. This is a zone variance request. MR2-1, P1, a 6.7 acre property, with over 206,800 square feet of storage. The Valley RV Storage. Market demand has changed, and they want to change the interior of the building to store household goods. East of Desoto, North of Prairie.

How much area for household goods? The household goods storage initially is about 37,000 square feet. The structure has an office area. RV occupancy is out of room; they have over 280 units (RVs, car, boats). A major cost of operations is insurance since vehicles can have up to 90 gallons of gasoline per unit. The household storage will be one level under their present plan. Clear height of the interior is 13 to 18 feet high. The building has been built in three phases – 1970 first part, then two subsequent add-ons. The new storage area are independent units with individual rollups, under the larger roof of the 206,800 square foot building. Hours are presently 8 to 5, after hours pickup in summer (open by appointment). Usually self storage has gate hours 7 to 7, or 7 to 9.

Motion – Larry moved to approve the request for a zone variance as presented. Andre seconded the motion. Motion carried unanimously.

Bikeway on Plummer St between Shoup and Topanga Canyon, to Jordan. No parking; and travel lanes will be removed. We don't understand why this isolated three block area is targeted for a bike lane. There is more than enough room on the street. A bike is not obligated to stay in the bike lane. Safety concerns; this is a more rural area. It doesn't seem to be a proper fit. We don't want to lose parking along Plummer.

Motion – Judi – We move to deny the request for a Bike Path, we are concerned about safety, loss of parking on Plummer area and this trail is isolated from other bike paths. Mark seconded the motion. Motion carried unanimously.

Radio Antenna south of Plummer, near Farralone, Fox property. Initially this was to be sited at or near Pierce College. Mitch at that time supported it. Later the project was to be in the Chatsworth Nature Preserve. But ultimately it has been corrected to a 60 foot tower, on this property. Andre questioned Hannah, she has not heard anything about it. At the end of Farralone is the Chatsworth Nature Preserve. Tower on Mason is maybe 30-40 feet. These towers can also interfere with home use. The property may also be within the Scenic Plan for Plummer. Noted that there appears to be a representation that this use on Farralone/Plummer is supported by Mitch; in reality this is not the case, he supported the project when it was located on Pierce College property. No motion was made on this matter.

Other items:

Ralphs shopping area west of Canoga, north side of Devonshire, has a new tenant coming in. Anytime Gym – had a hearing last week. A pharmacy may be going in near that area.

Concerns expressed regarding signage along the Topanga Devonshire Mason Specific Plan. At the same time if the plan is opened for change, then anything could happen. There are a lot of small personal service businesses along Devonshire.

Update on Hostess/Goodwill, near Lassen and Mason. After Goodwill abandoned the project, then a marijuana growing shop was proposed there. The proposed lessee has not moved forward with that lease.

A request was made to make motions to Support or Not Support a project. Avoid use of deny...

Community announcements

None.

The meeting adjourned 8:36pm.

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

ZA – Zoning Administrator

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

Board – Board members of CNC