

## **Chatsworth Neighborhood Council, Land Use Committee**

Library, Lawrence Middle School, 6:30 pm

Minutes February 19, 2015 - Final Minutes

Linda van der Valk called the meeting to order at 6:30 pm.

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

Not here – George Nelson (excused), Mary Kaufman (excused)

### **Stakeholder and Public Comments:**

Jim Fox; Michael Harris spoke to him regarding the proposed radio tower that seemed to be proposed for his property. Jim Fox said that nothing like this was planned on his property.

LAFD Station 107 expressed appreciation to CNC for jaws of life. CNC spent over \$11,000 for this for Station 107 a couple of years ago, they noted they use it a couple of times a week and it helps save lives regularly. Judi Daniels reporting.

The CNC Selection (applicants filing to express interest in running for elected Board positions on the CNC) has just closed; the voting for candidates is scheduled on March 21, from 11-5 at the Chatsworth Train Depot.

### **Presentations and possible motions:**

9503 Andora - Brad Rosenheim, Daniel Bernstein presenting. 91 acre subdivision for 44 lots or 35 lots discussed. They wanted to address five areas. 1. Location 2. Zoning 3. Project 4. Key points 5. Discretionary actions needed to move forward.

RE 40 zone on some lots for minimum density, about 30 acres are set in the community plan as RE 20 or RA lots. To east of the project, homes are zoned RA. To South, single family residences and Chatsworth Nature Preserve, to west Eagles Nest (a single family home). A history of prior actions on this parcel include; in 1963 they see a 137 acre project, for an A1 zone to RA1 zone. In 1972, the RA1 was terminated since the project did not go forward. In 1989, A1 zone was proposed to be changed to RE40. This project was 123 acres, a 50 lot subdivision, never finalized. 2004, Tone Yee, zone change to RE40 was proposed for 44 lots and 2 common area lots. Presently proposed 44 lots, 2 open space, 42 homes. Submitted map to the City is similar to Tone Yee. Tone Yee went to west side of property (with street on south side of project, due west up the hill) (Exhibit shown but not available in desk size). 42 acres of 91 were disturbed. With their 44 lot division, 28.5 acres is disturbed. Background concerns had been expressed by neighbors with the project, including the number of homes, and amount of grading. Therefore they have also presented 33 homes with two open space lots. That reduces the disturbed area. Then they preserve 63.1 acres for open space and the two open space lots. There is another 13+ acres that are deed restricted from activity and development.

The memo "Exhibit A" distributed shows points of agreements on part of Bernstein. See attached document, not included in this narrative except for augmented comments.

Discretionary matters: Their proposal is consistent with the zone set by the community plan. The process; they submitted an initial study and started the environmental document process. Note a 44 lot project is proposed, the present letter requests comments until March 19, about what should be studied in the EIR. Then a DEIR is prepared, including mitigations that may be needed. No idea when that will be. Then a 45 day comment period on the contents of the DEIR. Comments are made to the City for response. Then a Final EIR is issued. Then there is a subdivision hearing, which is appealable. Finally the zone change goes to City Planning Commission due to the K District.

Their formal proposal is for 44 lots. They want a nod for a 35 lot subdivision so then they would feel better and submit a 35 lot proposal.

Oak trees at entrance, 6-7 of them. They are close to road but they can leave them there, but need buy off of Engineering. Standard is a 60 foot wide street. What is proposed with? Andora is 40 feet wide, curb to curb. So they propose reducing the street width near the oaks from 40 feet to 30 feet. The 60 feet shown where Andora is fully improved on their map, includes 10 feet of parkway on each side of the street, so the street itself is 40 feet wide.

Where was a reduced street width last allowed in the City? Brad; usually when requested for good cause, it is granted 95% of the time. (No response to actual question asked). Generally good health trees make a favorable decision more likely. 9615 Baden commented a 20 foot wide road that they have now, simply was inadequate in the last fire. A 30 foot wide future street would still be very inadequate. Lots 34 35 on the proposed 35 lot subdivision, how ensure this is open space in perpetuity? They are evaluating alternatives.

Bernstein commented that the development provides a second way out for residents on Andora. Is there access out for today's residents along Andora (the Roy Rogers estates area)? Yes. Secondary emergency road: can a dually and trailer make it even now? Have you tested it with a Fire Engine in the opposite direction? The route can't be driven now. LAFD is very specific the Fire Chief downtown has signed off.

Where is open space? Shown on 33/35 lot map. Easement or deed restriction with community support. Emergency egress, trailers; concern with grade and angle of road. Does Fire Chief requirement work for a horse trailer truck/rig and be safe? The secondary access behind some homes in the community is 20 feet emergency road + 12 feet equestrian trail, so 32 feet of clear width. Develop emergency exit so that excavating and haul route can go out that way? He can't since it's a private property owner who owns the land with the emergency access road.

Question about emergency road; can Roy Rogers people get out this way? In an emergency, residents of the Roy Rogers community can get out this way. Exhibit A. Fire Department to set the access requirements. Question about the space width between lot 9-11 and the property boundary, it seems to be about 100 feet, that's a wildlife corridor? But clarified, the "conserved" portion of the lot will not be fenced. Suggested vegetation management would not occur on that "conserved" property, stakeholders indicated there would be vegetation management due to insurance requirements on homeowners. Is there going to be a 33/2 lot project in actuality? What would prevent applicant from building the 42/2 project after saying he is doing the 33/2 lot project? Stakeholder noted, a Federally endangered species, Santa Susana Tarplant is on the parcel; what are they doing with it? New EIR will

address it. Note the whole valley is a dump and has been so for decades. At least half of the canyon affected by the grading has been destroyed by man. It's not an untouched area. Sewage/water comes up; an insufficient size storm drain behind the cemetery, runs across Lassen. It's not related to their project and they won't affect the water flowing through that area. New projects have to retain water onsite; must be equal or less than current water coming off the project during rain. The Andora sewer has additional capacity for more homes; they had an engineering study done. There is some talk about sewer backup into houses; DWP pulls material out of lines all the time (Bernstein-on Baden), stakeholder, on Andora at 10 at night. What houses on Andora back up? Nearer to the bottom. The backflow prevention device should assist with a better solution. Houses below the sewer line, such that the sewer line is higher than the house floor are the ones that have the backflow problem.

Where does water come from? 30 inch line at Valley Circle, 12 inch line at Andora. The project will join these lines and will provide a better water pressure globally to the area. Isn't there an issue with the water supply generally? This is insignificant. Questioned on water uses. Toll Brothers has green grass everywhere. How much dirt/other material is to be hauled out? They don't know, but there is more haul out with the 33/2 lot project. And then Chatsworth Park South is hauling out also and SSFL is hauling? They have dirt export, how much? Traffic, how much? What is length of the construction period? Transportation of building materials is another issue. Increased property values? It will impair values for some time. A 2009 traffic study for 43 lots with homes shows 36 morning trips. Home sizes ? 3500 to 4500 per another handout?

Traffic calming; such as traffic signs as part of conditions, at Trigger, Dale Court was requested. Speed bumps? They can do it. Remove last 10 houses, move to 23, suggestion made, rejected. Noted this is the last open space on the west side of the Valley, open for all the past. Corridor proposed is very limited. He still would like to be the builder. Question on primary approach in the EIR. They likely would do a more extensive study on the 35 lots if the committee approved the project. Not sure how to mix the 35 v 45 lots, they may need a re-notice. They could resubmit a 35 application. Have they filed the zone change to RE20 RE40? Yes. Tract map filed? No. If we supported exhibit, then they could file for the lesser number of lots in the tract map. Any support would be contingent on that.

Site visualization pre-construction is common in Malibu. Provide a lot line visualization was suggested. Having a 44 lot proposal is absurd. A lime outline of the lots could be made to provide a simple outline showing the development boundaries.

Lots are k based on proposed zoning, but frequently appear to prevent horsekeeping due to limited size of the home pads. The disclosure requested on the Hillside Ordinance, that limits grading, was not made in responses to questions. Grading quantities have not been disclosed for the 33 home division.

Noted the current Andora terminus is poor, only turnaround is a back up. Bent over backwards for k District. Knowledge of fire in area. This is a balance between with and without horses. Lot sizes are consistent with the community plan. Michael Harris comment. Suggests approval with traffic calming measures.

Jeff moved that the concept of the project be approved as follows based on the materials presented as follows - 33 lots for homes, 2 open space lots, mitigation measures for traffic, to include stop signs along Andora, at Trigger and Cactus to be added to Exhibit A and project. A tract map for 35 lots is to be filed. Vicki second. Vote was for: 8, opposed 1, abstentions 3, recusal 1. Motion carries.

Minutes from January 2015 Land Use meeting– are approved as read.

9601 Baden Avenue Power Poles. Teena Takata and Carl Becker visited DWP late in January, regarding the installation of the giant metal power poles on Baden when the 9601 Baden subdivision project started. This style of pole is the standard now for high wind and/or fire areas when above ground poles are put in. Teena relayed to the Committee that DWP refused to remove the in-street power poles, stating the following issues – They will not bill the developer for additional work to install the in-street power underground, and the work cannot be done at ratepayer expense under their rules. They noted all connections inside the development will be underground. DWP did, however, offer to eliminate the southerly power pole if it would settle the the ongoing complaints. They declined to state the cost to make the installation underground. They declined to state the cost of the above ground installation they made. Carl and Teena noted the Plummer/Valley Circle Scenic Specific Plan states power is to be installed underground within 1500 feet of Plummer Street. The committee commented that the new above ground power pole installation was inconsistent with all other local development, and the Scenic Plan, and should be corrected. They asked if the Council Office had assisted with this issue, Linda and Teena could not recall any response. Teena said she would write a letter for the Board. Teena made a motion to write a letter to DWP requesting correction of the power poles to underground as required under the Scenic Plan and prior subdivisions within the Scenic Plan area. Jim seconded. The motion carried unanimously.

**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