

**Chatsworth Neighborhood Council, Land Use Committee
Chatsworth Depot
Minutes May 16, 2013- Draft Minutes**

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

Present: Linda van der Valk, Andre van der Valk, Mary Kaufman, Diana Dixon-Davis, Jelena Csanyi, Judi Daniels, Jeff Hammond, Jim van Gundy, Michael Preis, Teena Takata, Janice Eddy-Languain

Not Here: Mark Levinson (excused), Larry Heller (excused), George Nelson, Vicki Briskman

Stakeholder and Public Comments:

Glenn Kovacs, Salvation Army – Outlined services Salvation Army provides in our community; working with the local Methodist Church. Issues were raised relative to appropriate placement of bins in the community, and consideration of Specific Plan requirements in placing those bins.

Diana Dixon Davis – At the Depot Fine Art Show, Sunday June 9; upcoming CAG (Citizens Advisory Group) meeting relating to the Santa Susana Field Lab on May 23, in Bell Canyon area; Diana is on committee as the CNC representative.

Evelyn Goldman; spoke indicating Baden Avenue is in poor repair (in Chatsworth, west of Shoup between Lassen and Plummer), and represented a safety hazard. Repair crews do one or two streets, but don't fix Baden; supposedly it was to be fixed recently, but it was changed at the last moment.

Presentations and possible motions:

9733 Mason – 9835 Mason – Medical Office Building Proposal

Kaiser Permanente has been busy with design and parking and thrive path (walking/bike path). A design concept for a spanish colonial style project was shown. A traffic study is underway. They have brought 282 support signatures from people in the community, including nearby residents, and turned that in. They are working on increasing participation in community events through employees and others. They are hoping to set out a proposal that Kaiser...would LIKE to come to your neighborhood. They passed out a proposal outline, which noted an 83,000 square foot building, 2 story, surface parking. Committee requested a monument sign more in keeping with the building style. Parking 479 stalls. The property acreage was confirmed to be 8.42 acres as per a clarifying question in the meeting. A member of the Congregational Church, which is nearby on the south east corner of Mason and Lassen, commented that traffic due to multiple early morning schools in the immediate area is significant, as well as heavy between 3 to 5 pm in the afternoon so there are traffic concerns in that specific area. The church was previously told if they wanted to expand, they would need to widen Lassen Street. A Kaiser representative noted their traffic engineer should help define the issues as the traffic study is done, and described how traffic in peak periods is the subject of the study. The church was told that the general Lassen right of way would not be widened due to a restriction by Metro who as a City bus line, will not be required to widen the street-this was a reference to Metro's ownership of the area by the Depot. Kaiser responded that typically the dedications are required by the applicant, but not nearby property owners. The church representative noted that Jovita and Lassen is very limited in terms of width. What about the LA times building lot? A tenant who operates their business at the site (Chatsworth Vet hospital)

requested information on if the property has been sold, and what arrangements would be made for continuation of tenancy by existing tenants. Kaiser noted they will need to review leases as the purchase continues, that they have been told all the tenants are on month to month leases. They noted the Vet hospital had already been noted by the current owner as a business to work carefully with as the purchase and development continues. Their goal is 5 parking spaces per 1000 square feet. A Kaiser representative noted if the site was used for a new industrial building, it could be much, much larger by right. Their building footprint is about one acre (43,560 square feet) on the 8 acre site.

Regarding parking, is permeable surface possible, can more shade/trees be brought in to the plan?

Storm water must be contained or moved off the site after storms under City and State guidelines.

Andre moved; we support the project in concept as presented, in that it represents approximately a 15% footprint, 2 story building, 468 parking spaces, to include a higher number of larger parking spaces and handicapped than is required by code, due to needs of their customers, building to be Spanish colonial design, lower profile monument sign compatible with building style. Project to include a multi use/fitness path as noted. No urgent care or hospital services to be provided. Motion made subject to additional approval from neighbors and Congregational church. Committee notes a zone change is part of the project, from industrial MR-1 to Commercial C-2. Mary seconded. The committee approved unanimously.

21333-21351 Devonshire Street, proposed Elder Care facility

Brad Rosenheim presenting for Star Management, currently under contract to purchase the property. They purchase retail/commercial property. Site is 60,000 square feet, just under 1.5 acres. QC-2, commercial zoning. TQC-2 zone deeper is the zone they are looking for. They propose to change the RA-1 property / triangle that is back from Devonshire (along the wash, a landlocked parcel from the map), to change zoning on that to QC-2. They need to look to the code, the specific plan. They are seeking comments on use, design considerations, intention is stay within 45 feet in height. They do need to change zone on a portion of the RA-1 property. They are looking to perhaps a residential use. Or maybe retail use, which would encroach into the RA zone. Third use is elder care. This is a high demand use in present times. No concept of units on this site related to Elder care at present, although they expect under 90 residents, but have no specific concept yet. They again would be using a portion of the RA-1 lot. The combined lots are about 58,000 square feet. Star Point (the proposed buyer) often does a mixed use retail/upstairs residential. The QC zone in this area was to be automotive parts sales, but the owner that set that zoning couldn't do it because of the Specific Plan restrictions. Best use is a retail/supportive retail type establishment. A discussion ensued regarding the planned uses under our Specific Plan, and what various stakeholders and committee members viewed as a most appropriate use in this area. After discussion the committee, had a straw vote to help the proposed owner identify what the committee members felt was the most appropriate use, given the community and the Specific Plan – per the straw vote; multi residential; retail; eldercare. Elder care (none); vote for mixed residential retail (none); vote for retail/commercial use (yes most).

Sierra Canyon Athletic Field (De Soto/Rinaldi)

Lesa Slaughter. To discuss public sidewalk between DeSoto and Rinaldi along the south side of the field, welcome to Chatsworth sign, and a proposal about a sign on the athletic field. Joe Masada, school architect also presented. The sign has been through most approvals, it will be folded into the B permit that establishes how the De Soto street improvements are to be made. The majority of the questions from Building & Safety/Planning have related to how the De Soto street improvements will

relate to the sign. The school submitted the B permit application on the south side of the field last year. Along the south side of the field, the approved plan is to have a 10 foot sidewalk along a 20 foot utility right of way. The sidewalk goes along the street community asked for a step over, asked the school to dedicate more so the sidewalk would change. Sidewalk came off Rinaldi; the equestrian trail moved north. The sidewalk continued along the west side of the field back to Rinaldi. So from south to north, it is a 20 foot utility ROW, a 10 foot sidewalk, a 12 foot equestrian trail, and an additional 3 foot landscaping area on the N side of the equestrian trail; the primary tree to be Catalina Laurel (one of four trees allowed to be planted there per DWP) and the parking lot which occupies most of the prior Rinaldi ROW. Internal sidewalks can be 10 feet. Noted there is a horse-height light demand at the actual light at Rinaldi, and there is another demand button at the end of the equestrian trail. The public sidewalk on De Soto is 12 feet and generally is required to be 12 feet along a public highway. A six foot high block wall between the field and the parking lot is to be built. The DWP vault is in the sidewalk and is no longer in the equestrian trail in the present plan. Surface from equestrian trail across the driveway is to be a equestrian friendly type finish such as a rough broom finish based on the CUP. Commented, the driveway at Sierra lower school is uncomfortably slippery as an issue with asphalt resurfacing at the lower school. Please review and adjust. (This is not part of the current matters before us). Lastly, a new sign on the field, encouraging school spirit was discussed. An overview of various schools, showing school name, identification with mascot, such as "home of the wolverines", as part of field decorations were shown. After Phase 1, there is a 12 foot wall on the NE corner of the field. A booster wanted to donate a wall and signage. The wall was painted; there was an immediate response from Building and Safety, as painting of the sign in this manner has not been included on the prior approvals.

Community members commented that in the original plan, signage would be minor and would not be huge (it would be identification signage only, 2 signs at the parking entrance (and a scoreboard?-dissension on this item). Community members commented this sign is huge and of major visual impact. The sign went in during January of last year. The CUP provided for two marking signs at the entrance to the parking lot. The sign in question has a height of the wall beginning at 4 feet, rising to 12 feet, and the length of the wall is about 160 feet, although curved so it makes a rounded, squarish corner. The wall is natural light only; there are pole lights for the field, but the sign itself it not illuminated. Sign is visible at Independence and Rinaldi. Committee requested if sign can be uncovered through Sunday. Consider school maintains shrubbery along the equestrian trail, as a tradeoff for sign approval, as the expectation is that the school will do a better job of tree maintenance than the City will. We will work on looking at the sign over the next few days, assuming it can be uncovered and made available to review over the next few days.

Andre moved – to accept the pedestrian and equestrian access plans as presented. Jelena seconded. Approved unanimously.

Jelena moved to approve the Welcome Sign, to be included in the B permit. Mary seconded. Approved unanimously.

A stakeholder commented, relating to the CUP for the elementary school – along the street between Variel and Celtic; parking signs limiting parking – they all disappeared the day before the school fair. They have not returned.

19851 Nordhoff Place - The Gripping Edge Climbing Academy. Carlo Nyte. Working on raising height from 30 feet to 50 feet for building height. A local somewhat similar climbing location is Boulder Dash Thousand Oaks (for example; another climbing gym). Presented floor plan is first floor only; on

second floor, a gym. He is still working with building owner related to the roof height. How is fee structure? It's a membership but there will be some day passes to test. Gym, cross fit, and climbing. Linda offered to write a letter to the landlord if that is helpful.

Commentary on other issues

AB1866 - second dwelling units. Second home on a lot. Request to bring a presenter here for our next meeting. These are supposed to be on lower income lots.

Meeting adjourned 9:30pm.