

Chatsworth Neighborhood Council Equestrian Committee Meeting

July 9, 2014

The regular monthly meeting of the CNC Equestrian Committee was held on Wednesday July 9, 2014, at the Old Train Depot (Hal Bernson Community Room) in Chatsworth.

The meeting was called to order at 7:05 p.m., by President, Mary Kaufman.

Roll was taken and members present were: Dorothy Allison, Mary Kaufman, Pat UpdeGraff, Bill UpdeGraff, George Nelson, Judith Daniels, Tami Shephird, George Lightbody, Judy Lightbody, Jan Eddy-Languein, Carol Lucas and Sandee Andrews.

Excused were: Dan Huffman, Nick Montano, Shekhar Chikhalikar, Vicki Briskman, and Linda van der Valk. For a list of attendees present please see the secretary.

Chairman's Report:

Mary informed the committee that Diana Dixon Davis had suffered a massive stroke and is currently in Northridge Hospital. Please keep her in your thoughts and prayers.

The Valley Relics Museum at 21630 Marilla St. in Chatsworth is hosting the National Day of the Cowboy on Saturday, July 26th from 11:00 a.m. to 4:00 p.m. There will be western music, food, celebrities, author and a dance contest..Loads of surprises. All proceeds go to supporting the museum. Tickets are \$20.00

None Stakeholder & Public comments:

None

Stakeholder and Public Announcements

None

Minutes:

The minutes of the June 11, 2014 meeting were approved as submitted.

Tonight our presenter is Daniel Bernstein of the Andora Estates Development. This was formerly known as the Tone Yee Project. He is here to let us know of changes since he spoke to the committee in June.

Mr. Bernstein has not done much since our last meeting. He has taken some photographs of the property and he is redesigning the project to that the canyon will not be filled and Lake Manor residents will not be able to see the project. He is going to speak to the neighbors to the west and have them view the site and get their input.

He states he doesn't want to redesign the project until he has more input. He made veiled threats that if his ideas weren't liked he would do what he wanted. There were lots of Lake Manor residents at the meeting. There was nothing definite at this point. He just keeps changing things. there was a question from Judith Daniels regarding zoning but the question went unanswered.

There will be open space now and no longer a planned equestrian arena.

He states he does not need a zoning change.

States he did do some brush clearance but has not done any grading. The fire department has informed him that he needs to do more brush clearance. States he will not be filling in the canyon with fill dirt.

There will be an HOA with CC&R's. It was asked if residents can build tack and feed sheds on their property. He didn't totally answer except to say that the CC&R's can be what he wants. However the HOA can vote to change the CC&R's. There would need to be a deed restriction to protect rights.

Is there going to be a K overlay? Zoning right now is A1 and A1-2. He may ask to change it to R20 or R40.

There are 42 lots and 9 are horse keeping.

Price will be determined by the market. The size of the homes will also be determined by the market. Should be similar to other homes on Andora.

Sandee asked where the water was coming from. There was no direct answer.

It was asked by George Lightbody why does he want to build there and not somewhere else. Mr. Bernstein answered that there is a need to housing.

It was asked what about the wildlife. States that is why he is leaving the canyon and 70 of the 90 acres will be open space.

Markay asked if the soil had been tested or surveyed.

Sheri wanted to know what guarantees do we have? None

The road that goes through the proposed equestrian area is basically useless as the side of the road drops off.

He is not planning to build above the stated northern boundary.

He doesn't know how many cubic yards of earth will be moved. He will need to file haul routes.

Linda from the neighborhood stated that she doubted that equestrians would buy the lots the way things are laid out.

He states he is just a builder. The last projects he completed were in Shadow Hills, 3 homes in Bell Aire and two projects in Sylmar 21 homes and 23 homes.

Tina asked how many homes are allowed under A1 and A1-2 but he didn't have an answer.

The EIR is being redone. It was supposed to have been modified in 2012 but it was not done.

Tina also asked about a Baseline Hillside Ordinance. She is worried about the accuracies presented at the meeting. She questioned zoning and he stated he didn't know what would be best. She suggested RA.

Tina also stated that the equestrian trail will make one big loop.

On the 19th of July at 7:00am there will be a guided walk about to view the project. Meet at the end of Andora. Can ride your horse if you wish.

Judith Daniels stated tht the LA Planning Department is an important step in the process when the time comes. Need to express your concerns and/or support. Can also sent letters.

Deena Fisher asked what assurances do we have if zoning changes go through that things will really happen. Tract map and zoning changes go hand in hand.

Markay stated that the Oak trees are a concern. Mr. Bernstein stated that you can go around the oak trees.

Traffic on Andora will be horrible. A traffic study will have to be done.

Are there stage coach tracks or dinosaur foot prints or and other historical things on this land?

Carol stated that deed restrictions will be very important to protect equine rights.

New Business:

A motion was made by Pastor George and seconded by Tami to spend \$250 for general CNCEC printing needs.

A motion for DOH expenses was tabled until September.

No meeting in August.

Tabled discussion of Councilmen Fuentes and Englander's motion 14-0730

Possible trailer loading clinic tabled.

Old Business:

Update on the Plumb Hearing 14-0389 Proceeding to City council meeting on July 30th.

DOH recap postponed.

The meeting was adjourned at 9:00.

Respectfully submitted, Pat UpdeGraff, Secretary