

**Chatsworth Neighborhood Council, Land Use Committee  
Chatsworth Depot  
Minutes January 19, 2012 - Draft Minutes**

Linda called the meeting to order at 7:00 pm

Present: Andre van der Valk, Linda van der Valk, Judi Daniels, Larry Heller, Teena Takata, Saul Daniels, Mark Levinson, Jeff Hammond, Jelena Csyani, Dan Huffman, Mary Kaufman, Janice Eddy-Languein, Diana Dixon Davis (7:15)

Not here: Chuck Knolls, Vicki Briskman

**Stakeholder and Public Comments**

McDonalds; no left out to Devonshire is posted, but hard to see sign. Some issues with lack of stop signs within the parking lot, traffic seems confused within the property and it may cause problems. Signage for the store is very large; height is limited; because the sign is low so it looks very large.

The Santa Susana Park volunteers hosted the entire third grade from Chatsworth Elementary School today; everyone had a great time.

Chime Charter - Possible Jewish Community Center is the most recent rumor?

At 8:30am on Jan 26; Planning meeting is scheduled for Chatsworth Hills Academy for the buildings on the four acre south lot; the staff recommendation includes our request for an Archaeological monitor.

An update for later – between DeSoto and Independence along Chatsworth Street; they don't want the street widened. All parking along the street would be pretty much eliminated.

The December minutes were approved with minor corrections.

**Presentations and Possible Motions:**

**10239 1/2 Vassar Avenue** – Kathy presenting (request for larger cell tower). They want a slimline pole with panels inside the pole. It is 45 feet (the permitted height, as compared to the existing 40 foot height), and the proposed pole is wider than the previous pole, at 3 foot wide. There is a possibility the pole could be shorter than 45 feet, but there was no specific given. No other alternatives were presented; a lot of commentary on a lack of creativity, and increased visibility due to height and width expansion on the proposed pole. Applicant has issues with the

narrow space allowed for the installation. Committee members commented the site should be in the Specific Plan, and a further eyesore in this part of our community was not appropriate based on that Plan. Kathy indicated she did understand that we had requested a variety of alternatives at the last meeting, and she indicated could not show any other alternatives, this was the only proposal. Andre moved that we reject a 3 foot wide, 45 foot high pole in this location along the Specific Plan. Judy seconded. Motion carried unanimously (to reject the application).

**10166 and 10168 Mason.** Honshu Sushi Restaurant AZ-2012 8 CUB. Expansion of existing restaurant and existing CUB ZA 90 1093 at 10166, Wayne Avrashow.

Devonshire & Mason shopping center, south east corner, where Vons is the anchor tenant; 10166 is existing sushi restaurant, which is 1560 square feet. The proposed expansion would about double the square feet; the existing 28 seat sushi bar (total capacity of existing restaurant) goes to a total of 72 seats. He needs a new CUP since he sells liquor. They paid for fast track, for \$6500 a hearing is promised in 90 days. Beer and wine only (and saki). No problems. Hours presently are 11:30 am to 9:30 pm. Hours will change to end at 11:30 pm on Friday/Saturday. Larry moved to approve, Mark seconded; approved unanimously.

**Sierra Canyon School** – Lesa Slaughter and Joe Masada (architect) They want to discuss the status of the Chatsworth and DeSoto Street improvement. City said all CUPs are linked, and therefore all approvals are linked. City has made this improvement implementation (widen Chatsworth Street and install left turn light) a prerequisite for the field approval for occupancy. They are here tonight to preview the Phase II plans. Compliance hearing was last Friday (the 13<sup>th</sup>). Phase 1 was football and baseball field. A 1918 pipe stopped the baseball field construction. Their portion of the pipe will be patched and replaced. Phase 2 – offsite improvement of public way (DeSoto along the field, and also improve the DeSoto and Rinaldi intersection). Sierra Canyon to install a 10-12 foot wide sidewalk along the De Soto side of the playing field property. Phase 2 plan, add baseball field, pipe lowers, parking for 74 on Rinaldi vacated street, and parking for 16 along the maintenance road. The fields seat 150 for baseball, 300 for football. There is a requirement for a solid wall between parking and equestrian area. A concrete wall exactly between DWP and MWD right of ways, south of the parking lot, has been accepted by each agency.

They have pulled the gate in 40 feet from DeSoto so the access at DeSoto and Rinaldi isn't as busy. Planning, MWD, DWP all have basic approval. Sidewalks are not open unless there is a game in progress. There now is a hammerhead turn instead of the prior circle turnaround on the west side of the parking lot. At present, the eastbound 118, southbound to DeSoto offramp, is yield and we would like this to continue, or there will be backup on the freeway and traffic will be impeded.

On the equestrian trail along the vacated Rinaldi street at the south side of the Sierra Canyon field,, how ensure it is horse riders only that use the 24 feet right of way. No DWP gate from DeSoto side, they want to come in through the Sierra Canyon (west) side. Equestrians noted the traverse or possible hop over the step over would be best if done over a non-concrete area to reduce slippage. De Soto is being widened.

Mark moved that we allow Sierra Canyon to proceed to get temporary occupancy under their CUP without first widening Chatsworth Street. If later it is determined that the street must be widened, then Sierra Canyon is still financially responsible. A left turn signal from eastbound Chatsworth Street to northbound De Soto is to be installed as soon as possible. Jelena seconded. Motion passed with one recusal.

**Other Business and Possible Motions:**

Linda – Land Use Budget – Jelena has some quotes; to replace exactly the existing community room shades, \$718 for big the windows; another company quoted \$450. Another option is – roll down shades that block sun, with UV effects, various effects. From inside, you can see outside if it is lighter outside. With a top valence, its \$1665.60 (one piece), or \$1447.38 with no valence. That does mean at night, people can see into a lighted room. A simple repair of the existing shades is \$659, so just not worth trying to fix it. Lighting people thought the second installation would be more durable. Please ask for reference, warranty and brand for both products...and update at next meeting.

**Announcements:**

None.

Meeting adjourned 9:00 pm