

**Chatsworth Neighborhood Council, Land Use Committee
Chatsworth Depot
Minutes February 21, 2013- Draft Minutes**

Linda van der Valk, Chair, called the meeting to order at 7:05 pm

Present: Teena Takata, Mark Levinson, Andre van der Valk, Linda van der Valk, Vicki Briskman, Jelena Csanyi, Mary Kaufman, Larry Heller, Jim van Gundy, Judi Daniels, Chuck Knolls, Michael Price

Not here: Jeff Hammond, Dan Huffman, Janice Eddy-Languein

Stakeholder and Public comments

Petition by SSMPA; relating to the SSFL, requesting long term park use for the NASA portion of the property, was circulated.

Upcoming Community Events:

Garden Festival April 28

Bicycle Ride; Depot at 10 on this Saturday. Various sites in Chatsworth.

Hike this Saturday SSPSH

Chatsworth Nature Preserve April 7 open house

Day of the Horse April 14

Chatsworth will be 125 years old on March 10

May 19 or 20 Trails Day

Minutes for September and May were passed out for approval, we will defer that review until later in the meeting to allow committee members to read them.

Chatsworth Park South is now open by permit only for wheelchair access and Recreation (gym) Center use. There will be a fee for use.

Presentations and possible motions:

17545 Parthenia Street, Northridge. Elder Care Facility. Irene Boyd, presenter. She is a resident nearby with another large residential lot. This project is in Northridge South Neighborhood Council—in brief, it is a 83,026 square feet structure with an entrance on Shoshone, in the RA-1 zone; 140 units with 160 beds. The lot is approximately 102,000 square feet. Comment made that no zoning changes need made to create properties of this size, based on the elder ordinances. The property is 2-3 stories.

Some other recent elder care projects that were proposed were mentioned. A Tarzana application, fought by homeowners. The Neighborhood Council voted for (or maybe divided); the council office voted against. The Tarzana property owners were opposed. The Zoning Administrator voted for the project, Area Planning Commission against, it died. Then, Walnut Acres. The Zoning Administrator was in favor of the project, Neighborhood Council for project, community against. Their Council office was for the project, Area Planning Commission against the project. Council City on consent agenda,

overturned the Area Planning Commission, and reinstated the Zoning Administrator ruling. (On Fallbrook). DeSoto project in Chatsworth, we heard last month, and turned it down. We had a smaller project by beds (99 beds), but the property was about the same size. The council office also opposed the project. Council office commented it was to support horsekeeping and our Plan.

Their Neighborhood Council will not hear the project until the 28th. The developer came to the Sherwood Forest Homeowners Association. This is the largest property in the area, off Parthenia. He tried to sell at \$7M about two years ago. Now the owner has reviewed options to generate income. Initially the owner presented to the Sherwood Forest Homeowners Board; he suggested his project must be approved at 103 units, 118 beds. A larger project was promised if this was not approved. So they have a project filing, and an expedited hearing date of March 5th. Jan 23 – neighborhood meeting. 70 parking spaces are planned; it is actually 162 beds in 140 units. The project is upscale. They had a meeting with 300/400 community members attending, and could not accommodate the number of people who wanted to be there. Many longer term homeowners in the area enjoy this RA lot sized life style. Property owner, Mr. Sealent, did not attend the meeting. Irene has dealt with Ted Stein as the project representative. Lot is 102,084 square feet. The structure is to 36 feet in height. Tom Stemnock is also working on the project. February 11, it went before their Northridge South Planning Committee, Stemnock appeared, as did Irene. Developers could not answer questions as to who the real party in interest was, who would run the project. Comments were made relating to traffic, emergency services. The community has asked for an EIR which was denied, they will ask again. Jeff Goule is staff; Fernando Tovar will be the Zoning Administrator. The staff report was to be done by the 20th, but it is taking longer. This project is believed to be within a CCR area; the CCRs run with the land; this needs investigated. The Northridge community plan says preservation of single family units is a number one priority.

Following are questions and comments from committee members and responses.

With regards to how this area has been developed, Apartments stop at Balboa. Dense development generally has been stopped from expanding west. Buffer zones with some commercial use along major Lindley/Balboa intersections areas were allowed; the rest is designated low density. The last big zone fight was late 80's, or early 90's. A Balboa lot at Parthenia formerly used for Christmas trees, wanted dense development; detached houses were eventually allowed after a lot of arguments. A 100 bed facility is more regulation than 99 beds. Infrastructure system in the area under the local streets may be inadequate for the project; this could be shown by an EIR, also. Check water pressure at local fire hydrant to see if pressure is adequate, it likely will not be adequate. They would have to stand for a future upgrade.

There is another ordinance on elder care facilities modifying ordinance 178063 - it is CPC 2010 1572 LAMC 14.3.1 McMansion rule would provide a maximum of 24,000 square feet (20% of square feet); but McMansionization rules may only be applicable to residential properties. See Jan 13, 2011 (City Planning Commission), ENV 2010 1573 ND. Provide pre-hearing written comments and visuals to the hearing officers. Provide scripted public comments on all applicable topics. Compatibility with community plan does not seem to be the case in this project. Elder care and Phyllis Winger – she recently commented to some of our committee members that elder care homes do not have a by-right entitlement to development.

Motion – to write a letter, it will have to come from Land Use, due to the timing of their hearing.

The CNC LU Committee supports the Sherwood Forest Homeowners Association's concern about the incompatibility of the large proposed elder care facility, that appears to be inconsistent with the community plan and the neighborhood. We are not opposed to elder care, but such facilities need to be in an appropriate location and of a size compatible with the neighborhood and community plan. Jelena made the motion, Mark seconded, passed unanimously.

Budget – we have left; out of \$2000 budgeted, we still have about \$1400 to spend. If a great project, we could spend more. Prune olive trees on Lassen west of Topanga? New blinds for the community room for the interior windows? Some other improvements in the community room will be made by other organizations. Perhaps more shading on exterior screens, it's just too bright in the day time.

CCFO (Community Care Facility Ordinance) relating to group home regulations, came before full council, was delayed for further reports. Rosenthal and Alarcon have proposed some amendments that would gut key provisions in the ordinance. Restrictions on probationers and parolees in group homes are proposed to be acceptable in R-3 zoned areas, but the new proposal says there is to be no restrictions in R-1, R-2. Could an elder care home be changed to a group home? Also no CUP's required; no parking requirements, or other restrictions, in R-3 or more restrictive areas. Opposition includes a comment that the City has continually worked to gut R-1 zones through changes in land use rules. There is a huge problem with lack of enforcement due to existing staffing and anticipated future cuts.

Meeting adjourned 8:46pm.