

Joint Meeting of the Land Use Committee & CNC Board

Chatsworth Neighborhood Council

Committee Meeting Minutes: September 20, 2018

7:00PM, Chatsworth Train Depot

Committee Members

- Present:
- Absent:

Quorum present? Yes

· Proceedings:

- Meeting called to order at 7:00 p.m. by Chair, Linda van der Valk.
- Public comment
 - o Is there a 6,000lbs limit on Deerlake? Many delivery trucks seem to be using the unpermitted street to bypass traffic.
- August meeting minutes were approved.
- Josh Yeager was named secretary for the Land Use Committee.

· Presentations: Possible motions on all presentations listed below

- Item 5: 10247 Variel Avenue Demolition of existing single-family dwelling, new construction of a 3-story residential building with parking on grade. Zone Change from (T)P-1 to (T)(Q)RAS3-1 including 25 market rate, 1 manager, 2 extremely low income and 4 very low income units.
- Presenter is requesting approval for zone change from P1 to RAS, which will allow for 32 units. The plan is to have 14 1-bedroom units and 18 2-bedroom units (3 1-bedroom and 2 2-bedroom units will be reserved for the extremely low and very low-income units)
- Questions:
- Ellen: If parking is on grade, why does the plan call for subterranean parking? Answer: The plan was a mistake. The parking is on grade (1st floor) and 2 stories of apartments.
- Ellen: What is the total height of the building? Answer: plan shows 34 ft.
- Andre: What about the solar panel height? Answer: there is a 3ft mansard fixated on edge of roofline that should shield the panels.
- Dean: How many 3-yard dumpsters will be on the premise? Answer: There is a 14ft by 18ft space that will hold 2 to 3 trashcans. Note that there will be separate recycle and trash rooms.
- Andre: What is the potential for this to become Section 8 housing? If you have low income housing, is there an attachment to Section 8? Answer: Not sure. We are just the planners and engineers.

- We are afraid of this becoming a slum project. How can you assure this won't happen? Answer: We hold ourselves to a standard and will not allow our developments to become run down and lower the surrounding property values. We can provide pictures and tours to any member of this committee if they would like to see our portfolio of work. We have projects in Simi Valley, Lake Balboa and North Hollywood. The address to the North Hollywood development is 7218 Amigo (North of Sherman Way)
- Linda: Parking is already bad in that area. What will be done to mitigate the impact of more cars because of this development? Answer: We are providing 52 parking spots, which is more than what is required under Measure JJJ.
- Mike clarified that this project falls under transit-oriented development tier 1 – precludes any zone change and the benefits of TOC do not apply. There must be parking for all.
- Where will the workers park during construction and how will the project ensure ease of access to the library and the rest of Variel? Answer: Parking will be on site except for soil compaction and the concrete foundation pour. Traffic control will be our first priority.
 - o Only time cars will park off-site – 1 week for soil compaction and 3 weeks for concrete foundation pour.
 - o The developers will issue notice to library and school for days of impacts.
- Mike: In 1986 there was an underground diesel tank. Do you have the Action letter from the Fire Department? Answer: That stage of work was completed in March 2018. We can provide the letter for the record.
- Chuck: Do apartments enforce what can be placed on balconies? Answer: That is left to the management company. There is no city ordinance that mandates balcony use.
- Linda: Is there an open space BBQ area? Answer: Deck on 3rd floor may allow for outdoor BBQ.
- Ellen: What's your plan with the property? Do you plan to sell or keep? Answer: This will be kept in the developer's portfolio. Focused on retirement.

End of Questions

Motion made by Mike: Motion to support APCNV-2018-4708-2CJ, but subject to the development of reasonable mitigation measures from construction impacts on nearby LA County Library, Lawrence Middle School and Devonshire St.

Ellen seconded the motion. No discussion. Motion passes unanimously.

Other Business and Possible Motions

- No Board Member comments.
 - DRB Report – no application form on the website.
 - Community Announcements – Oct. 19 State of the Community event (7-9:30am, Porter Valley Country Club)
- Meeting adjourned at 9:00 p.m.
- Minutes submitted by Secretary, Josh Yeager.