

**April 15, 2021 Minutes** of the Joint Meeting of the Land Use/Equestrian Committee and the CNC Board -

(Meeting conducted via Zoom)

1. Meeting called to order at approx. 7:10 p.m. by Linda V.

Committee Members present:

Jeff Hammond

Linda and Andre van der Valk

Dorothy Allison

Jim Van Gundy

Vicki Briskman

Carey Tri

Frank Geraty

Marianne King

Absent:

Dan Huffman (excused)

Quorum? – Yes

2. Public Comment

Melinda Rose asked what are they building at the corner of Chatsworth & Canoga? All of the neighbors are concerned. Linda V. said the permit is for a turf field for private use, that's all we know right now. Melinda said it seems odd this is for a private use— they don't want a public turf field.

Melinda R. also raised concern with 10947 Canoga – it is a rented out house on a lot with a couple acres- there is heavy equipment and construction going on at all hours on the rear portion – wants to know if they have permits – Linda V. will look into this.

3. Election of Chair -Vikki B. nominated Linda V. for Chair/ Jeff H. seconded – no objections, all in favor

4. Election of Stakeholder members – Mark Levinson and Judy Daniels were added – no objections
5. Election of Secretary – Marianne K. volunteered – no objections
6. ZA-2021-1352-CUB- 9175 DeSoto Ave.- Chipotle Mexican Grill – Presenter/Rep Valerie Sacks noted this a renewal of a Conditional Use permit for a full line of alcohol for on-site consumption at an existing 2,328 sf Chipotle restaurant with 49 indoor and 18 outdoor seats on a 378 sf patio with hours of operation 9 a.m.- 11 pm daily. Rep explained even though they have a beer and wine license, they want to keep approval for a full line in case they want for future use. Rep confirmed original 2014 CUB was for a full line as well, just want to keep what they have. Marianne K. noted there have been no violations per ABC license query. Motion to Approve – Linda V./Frank G. – no objections
7. CPC-2016-5001-CUB – Gateway Lassen Center – Building 5 - 9843 Mason to 9853 Mason – Requesting support to permit the relocation of a CUB approval from 9843 Mason (tenant A) to 9853 Mason (tenant E space). Presenter/Rep Gary Werner – shared screened- showed original plan for Bldg. 5 and floor plan for tenant A and proposed floor plan for tenant E. They want to move to tenant space E because it is closer to the pool area of the hotel. No change in number of seats, etc. No change in square footage, that Bldg. 5 is still 10,000 sf and the CUB approval is still only for 4,000 sf in Bldg. 5. Motion to Approve – Frank G./Mark L. – no objections.
8. ZA-2010-1355-CUB-PA1 – 10340 Mason – Smart & Final – Requesting waiver of public hearing in renewal and modification of prior CUB approval for full line of alcohol for off-site sales. Modifications are: 1. Wants to start selling alcohol at 6 a.m. instead of 7 a.m. 2. Wants to sell beer and wine coolers in single cans or bottles instead of not being allowed to sell singles. 3. Wants to obtain on-site instructional tasting license in conjunction with the grocery store. Presenter/Rep Avi Ghandi shared screen. Gave background - 1<sup>st</sup> CUB issued 2004, 2<sup>nd</sup> in 2011 and expires in 2021. Smart & Final has been in the community for 15+ years, no violations. LAPD and CD12 have no objections to the request. Smart & Final are standardizing their hours of operation in California to 6 a.m. now. The on-site tastings will be occasional and conducted by the vendor. The request to sell singles will allow S&F to sell craft beverages and keep up with changing consumer trends. Linda V. shared that CNC has been consistent with not wanting alcohol sales before 7 a.m. and concerned with single sales with a park across the street. Similar concerns were raised by the committee - there is also

an overflow of transients at that park, the park is surrounded by a residential area with children, think we need to do what is best for this community, that we shouldn't just say yes because they want to standardize their hours of operation, what are requirements of other businesses in the center? Trader Joes and S&F both are non-refrigerated alcohol, believe Trader Joes does not sell singles. Doesn't make sense to sell singles. This is not an operation that sells singles like the AM/PM which has single hot dogs, you can get a cold beer to go with the hot dog, etc. Next request S&F will ask for refrigerated alcohol sales. More info is needed on how the tastings will operate. Motion to Deny the request for a waived hearing - Frank G/Andre V – there should be more public debate on this. Discussion ensued, sticking point is 6 a.m. start time and sale of singles. Rep will discuss with management to see if they are willing to drop those two modifications and come back to the next CNC Board Mtg. Motion was tabled.

9. Other Business – Discussion to write letter to Senator Henry Stern, Assembly members Jesse Gabriel and Suzette Valladeres concerning affect that ADU's are having on horse keeping properties with respect to setbacks. Currently there is a non-permitted ADU next to horse keeping that has brought this issue to light (whether permitted or not) in that it is not clear if ADU's per State Law have to maintain proper distance (i.e. 35 feet) from equine uses. Believe Health Department requires same setback from equine use. City zoning also not clear such equine distance required for ADU's, only a 4 foot side and rear yard setback required. Marianne K. offered to find out more info from city requirement. Motion to Approve to write letter – Frank G/ Marianne K – no objections. Plan to present letter at next CNC Board Mtg.
10. Motion to Adjourn – 8:13 p.m.