

**August 21, 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. 6:39 p.m. by Linda V.

Committee Members present:

Jeff Hammond

Linda and Andre van der Valk

Dorothy Allison

Mark Levinson

Judith Daniels

Vicki Briskman

Carey Tri

Frank Geraty

Absent:

Marianne King - Excused

Dan Huffman - Excused

Jim Van Gundy - Excused

Quorum? – Yes

2. Stakeholder/Public Comment –

Judith D. noticed the light pole standards appear they will be relocated at Canoga & Chatsworth and urged that equestrians should take a look at this now instead of after change is made, to make sure it does not interfere with the equestrians. Looks like it will be really close to equestrian trail on the east side of Canoga.

3. Approval of Minutes – Mark/Dorothy made motion to approve the June 17, 2021 minutes as is – no objections -all in favor
4. Approval of Stakeholder Carol Lucas to join the LUC – Linda V. shared Carol used to be a CNC Boardmember and was on the LUC, she would like to join the LUC as a stakeholder. There is room for one more stakeholder. Carol stated she looks forward to being on the LUC, there's a lot going on in Chatsworth and that we need to be vigilant. Mark/Linda? made motion to approve – no objections -all in favor.
5. Project Presentation – 21300-21306 Devonshire Blvd. – Proposed demo of existing auto repair for construction of a 4-story, affordable housing developments consisting of 99 permanent supportive housing studio units and 1 managers unit. Includes 11 on-site parking spaces, community room, laundry facilities, management offices, outdoor landscape and hardscape open space areas. Applicant requesting ministerial approval process under SB35, incentives per AB2345 and site plan review. Site is within ½ mile of Chatsworth train station, qualifies for unlimited density, height increase of 33 feet or 3-stories and no parking.

Los Angeles Family Housing (private owner, developer & service provider) will present. CNC had requested questions to be submitted ahead of time due to limited time. Any questions that cannot be answered today by LAFH will be emailed to LUC later and we will post on our website. Project is in the Topanga/Devonshire Specific Plan. Some opposition expressed via social media.

LAFH presented team introduction, including Abode Communities Architecture, and agenda to cover Site Selection; Project Summary and Design; Resident Services, Timeline, and gather questions.

- Stephanie Klasky Gamer - LAFH is a non-profit org, started 38 yrs ago with a shelter, now have 27 multi-family properties that we own and operate. Have 14 more in pipeline. Long term owners, 55 year covenants.
- Gio Aliano- architect. – Abode is a non-profit firm, 50 yrs, specialize in affordable housing -
- Site selection background – RFP – modular unit design, need corner site, want near commercial for tenants
- Main entry is on Devonshire, went over floor plan/site plan - will have welcome desk & offices on ground floor near entrance, will be able to see

who is coming and going, will include dog run outside, courtyard will have garden area, smoking area, lots of trees, bbq, sitting areas. Parking at rear of site, access off of Eton Ave.

- Gio A. - Holistic design, took into consider community needs & context of neighborhood, also to address Specific Plan & its guidelines, to “encourage the need to be referential in terms of the architecture” ....we chose a Spanish Revival Style, we studied that style, went over main traditional features of Spanish Revival, base (i.e. columns), middle (shaft) and top/roof and contrasting elements. Project incorporates the traditional design, trellis at base, main body white plaster with punch (window) openings, top wide band, contrasting terra cotta color. Can't tell is a modular building.
- Amy Cole – tenant selection/services, will be adults, done through CES (Coordinated Entry Systems) which looks at highest needs and most vulnerable in the community; 75 units cant exceed 30% AMI, 24 unit can't exceed 50% AMI – goal is to help move people into more independent housing – Mgr. on-site 24 hours, case mgmt. staff M-F, additional staff for security, janitorial, etc.
- Katherine Aguilar - Community Outreach – last 7 months, reached out to individuals, advocacy & faith based groups- in advance of City Council site approval, rec'd 100 signatures of support. We will be engaging the community throughout our development process.
- Timeline – Dec. 2020 – site identification; Feb 2021 – community engagement began; June 2021 – site acquisition; Sep. 2021 – Feb. 2022 secure financing; Nov 2022- start construction; Nov. 2023 end construction; Dec 2023- start leasing
- Price 430K per unit – shorter construction time -12 months vs. typical 18 months
- Additional questions- you can email [kaguilar@lafh.org](mailto:kaguilar@lafh.org)
- We will be creating a website with FAQ's, post the rendering and our contact info

Questions –

Linda V. – Q1 - Why didn't you do any outreach to the CNC? We didn't know about this until Jan 2021 from somebody else – A- We met with Council Office, didn't have project renderings until just recently and from experience it is easier to present a project when you can see what is being proposed.

Q2 – What are the requirements for residents finding a job & other personal improvements and will drugs or alcohol be allowed on the premises and will there be curfews? A – This is not a shelter, it is an apartment bldg.- people will be signing

leases and paying rent (subsidized), lease stipulates no illegal activity. We do not monitor private apartments – we help stabilize with programs on site, such as book clubs, cooking clubs, gardening clubs, etc. We provide mental health support and link to services which may be off-site - we do not have a curfew, just as an apartment bldg.

Q3 – Is no parking allowed on site? – They may need car to go to work, Travel Lodge (Project Roomkey) has a lot of cars on site. Will cars be parking in Eton & Devonshire for the 99 units, because 11 spaces won't cut it for that many units. A – There will not be a restriction for tenants to not have a car, if someone owns a vehicle, that will be okay. Our experience is majority if residents do not have a car, they rely on public transportation.

Q4 – Will this take local homeless off the streets from Chatsworth? Will this end the encampments? A – The CES may not address just local needs because of how the CES is prioritized, however we do outreach in the community as well, so our team will know who is out there in the encampments.

Andre – Q5 – This project never went before the DRB, and I was shocked when I saw this, is the architect of the opinion he has approval from the DRB? There was never an attempt to meet with DRB and believe it is because the project does not conform to many elements in the DRB. A – Jim Reiss with Craig Lawson – this project is currently in the middle of its Specific Plan review with the City of LA- there are 3 entitlement requests, a DB, SPP, & SPR (density bonus, project permit compliance and site plan review)- nuance because of SB35 only “objective” standards are reviewed. We do not have to go before DRB because of SB35, but we do have to go through SPP with the Planning Department.

Andre V- Q6 – You mention you serve 11,000 people, with 700 households, comes to 16 people per household- does that mean we could end up having 16 people in a studio apartment? A – 11,000 people served are people who use our services, are walk-ins, not all are in need of housing or housed. Our buildings are audited every year, cannot have more than one occupant per studio. The 11,000 and 700 are two separate items.

Andre – Q7 – How will you control situation on site? There is no mention of a uniformed security officer or armed security guard?

Cari T – Q8 – I agree with Andre – I don't see any Spanish style to the design at all. Also, can this be 3 story instead of 56 feet/ 5 story? I would be supportive if 3 story and if just for families. Why is it only for adults? There is a school right down the street. I would like to see an environmental impact report in this. Also, homeless people do have cars, it's the last thing they would get rid of in case they need to live in it – the cars at Travel Lodge is proof of this. A- Is a 4 story bldg.

Judy D. – Q9 - Specific Plan does not say Western or Spanish “Revival”- it says “Spanish Colonial” – The library, which is a few steps away from this site, is an example of Spanish Colonial. Share same concern as Cari regarding environmental review- this site has been an auto repair use for 50 years, site is contaminated because of the auto use- will need to be cleaned up. Lastly, will you be providing services to people on the street? Meaning will they be lined up outside for walk-in services but not living there? A – We have two regional centers that provide services to walk-ins- the permanent supportive housing projects only provide services to residents on site.

Frank G – Q10 – What is your revenue rate per unit? A- Is a revenue neutral business. Income that comes in from the rent covers the cost to operate the building (i..e utilities, landscaping, property mgmt.).

Carol L. –Q11 – What happens if condition on lease is broken? Do you have a step discipline process or termination process and what is the timeframe on that? A – If lease broken, goes through eviction process just like any other apt. bldg. but we have a 97% percent success rate so very few people get evicted. We work with our tenants, part of process so they will be successful.

Gloria A – Q12 – Share environmental concern with the site. If project has to be at least 500 feet away from freeway for I assume health reasons, then why no EIR for potential soil contamination?

Katherine T. – Q13 – Does Councilmember Lee support this project?

Kim O. – Q14 – I am incredibly supportive of this project. What is the success rate of permanent supportive housing?

Mark L. – Q15 - \$430,000/unit? Sounds like a lottery system to me, don't think it will work because of that.

Bill M. – Q16 – Presentation by Land use Committee is biased. You talk about how you don't like this or don't like that, where is your alternative project? A – Linda V- the only concern we raised was about design, per our Specific Plan, it should be Spanish Colonial, not Spanish Revival.

Grace R – Q17 – Does the committee support any of the 3 projects? A – Linda V – I don't think the committee was opposed to the Travel Lodge.

Chase D – I support the project. We have bigger things to worry about than the architecture.

Adam C – Topanga is like a freeway and is closer than 500 feet. Parking is not a problem because there is an overabundance of strip mall parking spaces that can be used.

Jim Reiss – A – Just want to clarify, we do have to follow the objective standards of the Specific Plan – that is why we filed a Project Permit Compliance so the Planning Dept, can review and make a determination on that. SB35 says you do not have to go through design review where it is subjective input like want 3 stories instead of 5, Etc. Second- regarding the environmental concern raise about the site- went through a Phase I and II – based on that analysis a vapor protective barrier will be required. The good thing is not a lot of grading will so very little soil disturbance would occur. Based on my experience with projects from 50 to 500 units, a project of this size and scale would almost never trigger an EIR.

Chris Fried – A – I live in Chatsworth, close proximity to the site.

Linda V – Q18 – Will there be any public hearings on this? A - No.

Per Linda V- since there won't be a hearing on this there is no need to take a position one way or the other.

6. Boardmember Comments, etc?

How many people attended meeting tonight? Jeff H. – at one time we had 40 attendees plus presenter, ect.

7. Motion to Adjourn – 8:10 p.m.