

**February 17, 2022 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. 6:36 p.m. by Linda V.

Committee Members present:

Linda and Andre van der Valk

Jim Van Gundy

Jeff Hammond

Marianne King

Dorothy Allison

Frank Geraty

Judith Daniels

Carey Tri

Vicki Briskman

Mark Levinson – (late)

Absent:

Carol Lucas

Quorum? – Yes

2. Stakeholder/Public Comment –

Jeannie Plumb – Equestrians being bullied/harassed by three to four men who use their remote control cars on the horse trails and chase after horses/riders. This is a safety hazard for horses and riders as the cars scare the horses. This is generally on the weekends on Rinaldi, between Variel & Canoga. When we ask them to stop they curse and laugh at us. I've called police – they never come

– apparently there is nothing on the books illegal about remote controls cars and where /when these would be prohibited. Frank G said has contacted Senior Lead Officers on this, has requested to have this area patrolled (time permitted) and mediated if they see anything, and expect to get a written update on this.

3. Approval of Minutes – Linda V. – Approved with October 21, 2021, November 18, 2021, and January 20, 2022 minutes with minor revision.
4. Per Linda V.- Applicant cancelled the presentation for 21323 – 21347 Devonshire (Melodee Nursery) TOC project
5. Housing Element and SB9 impact on Chatsworth Community –

Housing Element - Linda V. gave summary of what the Housing Element is, that is required to be updated every 8 yrs. Marianne K. discussed part of new Housing Element that requires upzoning of approximately 250,000 parcels in the city to comply with the Regional Housing Needs Assessment allocation of housing by income category. In Chatsworth, that may be approximately 6,700 parcels. The rezoning/upzoning has to occur by October 2024. Need to go through spreadsheets and review which parcels would be inappropriate to upzone, like high fire hazard areas, hillsides, equestrian areas, potential historic, etc. Will need help, plan to ask for Ad Hoc committee to get this done, then bring back for review and submit list to Council Office to protect/remove sensitive parcels from the list.

Frank G and Carey T said they would be interested to work on Ad Hoc Committee.

Vicki B. feels that after hearing the Planning Dept. presentation with CD12, there is nothing we can do, is state mandated. Marianne K. said some things we have little control over, like density bonuses (DB's) and transit oriented communities (TOC's,) but might consider specific plan amendment to ensure design standards are viewed as objective. Right now, not sure how planning views the SP design criteria.

Carey T asked if we should get community mobilized again, maybe that will help? Jeff H. commented that the TOC projects (by right?) are not visible in ZIMAS – Marianne K. thinks they are, but if not filed yet, it won't show under case History. If administrative, you should see an "ADM" prefix (administrative).

Judy D- Thinks Housing Element Ad Hoc committee will dovetail with Community Plan Update (CPU) – suggests keep careful records so can use for CPU.

Jeff H. will have Ad Hoc committee created at next Board Mtg. as well as a tree removal notification committee.

SB9 – Linda V. discussed Motion in City Council for Planning Dept. to look at implementation concerns with SB9 and look at exemptions such as for sensitive habitat areas, high fire hazard areas, equestrian areas, substandard streets, etc. Hopeful someone may be listening to our concerns regarding horse keeping.

6. General discussion re: Devonshire/Topanga Specific Plan – Andre V. explained was low key last year having largely to do with COVID but is frustrating at what is happening to our Specific Plan. State is getting what they want – apartments project are getting subsidies, everything is getting rubber stamped because of location near train depot, but doesn't make any sense that to not at least include aesthetics from the Specific Plan. Want to re-establish some kind of control with Planning – at least let us know about these projects when they get approved. Concern with future development in Specific Plan. The DRB design committee is still intact, there are still 3 members. Andre V. is working on that to get some commitments from Planning.

7. General Discussion on Land use and Equestrian Issues

Land Use – Andre V. Discussed the Topanga/Devonshire homeless housing site- observed excavating what looks like contaminated soil, piled 20 feet high, trying to dry it out, etc. Andre notified all the agencies (county, state, fed) plus construction company- needs to stop work immediately if contaminated soil is found – AQMD first to respond and visited site. EPA will be looking at this too. City should have special requirements if contaminated soil. Should not be airborne, etc. Andre notified school as well.

Jim V – noted he saw small plastic tarp over a pile today but rest is open – hasn't seen them watering down when excavating. Frank G. also saw them leaving site with the dirt- would like to know where they were transporting potential contaminated soil - maybe look for trucking logs. Also see if record of soil sampling.

Jim V also expressed concern with log processors on Topanga, that they are mixing wood debris in soil, becomes hazardous waste – doubt they have a state permit for that. Marianne K added that they expanded beyond what Conditional Use Permit (CUP) allowed, and concern with borehead beetle spreading and fire hazard if piles ever catch fire. Per Linda V. NC reported them once, approx. 6 yrs ago.

Linda V- shared rec'd call re: 10229 – 10233 Eton – zoned R3 – per ZIMAS, is a permit for another 5-story, 30 affordable units from Jan 2021 right next to the other 5-story project at Eton and Devonshire. These are the things that are popping up- no one is going to tell you- that they can just do this because it is a TOC. This is going to get out of hand, plus with SB10.

Equestrian – Jeanne Plumb – signs went up on Chatsworth/Canoga equestrian trail to prohibit bikes on horse trails. Jeanne is also working with guy in charge of the Porter Ranch horse trail system to make sure it is done correctly and with staging area and that it connects with Chatsworth horse trail system. Also working on Deerlake trial system to make sure connects with Chatsworth. Currently the trail system is in bad shape, hasn't been maintained- county is coming out to fix up next week. Lastly, trail at Santa Susana Estates along Bee Canyon was put in incorrectly. Met with inspector there- was told between the engineer, builder, and surveyor, they will be taking down the ill placed wall and make the horse trail level to the required width. Hopefully these tract conditions have meaning. Was told years ago by a City Planner (Emily Gable Luddy) that the best protection is a Specific Plan overlay over areas that should be protected like historic or equestrian or if you want better tree protection, etc. I think Bernson tried to do that in the 70 or 80's and no one was interested, that is east and west of Topanga. I would be willing to give this another try.

Linda V. commented that currently no enforcement is being done regarding signage under the specific plan, like banners, because of emergency order. She spoke with John (Lee?) and he confirmed, B&S (Building and Safety) still not issuing citations because of emergency order because it costs \$384 for the business owners.

Marianne K.- thanked Jeanne for working on the Santa Susana trail issue. Marianne concerned with more utility poles which may impact access to rear equestrian pads- will look into that – also not sure if poles are temp. or permanent. Also shared that the horse easement trail in between the properties in center of the site was shortened on appeal to PLUM because of two protected oak trees that were in the way, so now it only extends to approx. six out of ten properties.

Judy D – Reminder CNC having a candidate selection for 10 new boardmembers, advised have to register to vote by March 6<sup>th</sup>, then send in ballot. Candidate forum at next Boardmeeting.

Carey T and Vick B both thanked Jeanne for her hard work in overseeing equestrian trail issues in the community.

8. Motion to Adjourn – 8:52 p.m.