

**March 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. 6:35 p.m. by Linda V.

Committee Members present:

Linda van der Valk

Andre van der Valk

Jim Van Gundy

Jeff Hammond (late?)

Marianne King

Frank Geraty (late?)

Dorothy Allison

Judith Daniels

Vicki Briskman

Mark Levinson

Carey Tri (late)

Absent:

Carol Lucas - Excused

Quorum? – Yes

2. Stakeholder/Public Comment –

Jeannie Plumb – Thanked the Public Safety Committee (Frank Geraty/Scott Munson) for helping her with getting LAPD to go out and address the men that are using remote cars on the equestrian trail – LAPD told them not allowed, to move on, etc.

Other issue Jeanne is working on- there are 3 county parks (Antovich, Hidden Creeks, and eventually the Green/Swindler Prop) that the residents there say Browns Canyon is a Private Road which the public cannot use to get to those parks. Jeanne has been trying to get an answer from the County on this issue.

3. Approval of Minutes – Linda V. – Approved Feb 2022 minutes with minor corrections.
  
4. CPC- 2021-10278-CU, ENV-2021-10280-EAF- Con't presentation from Jan 2022 LUC of 9201 Winnetka Ave. Demolition of movie theater building and construction of three industrial buildings. Applicant representation Brad Rosenheim went over questions that were raised at the last land use committee meeting in Jan. 2022. Confirmed the following:
  - a. Working on a tree preservation plan, trying to save trees along the perimeter of the site – looks like can save 15-20 trees. Should have plan before next CNC Board Meeting.
  - b. Fence – 6 foot high and not along east property line – is preliminary though, will depend on tenant requirement.
  - c. Solar Panels – can do approx.. 14,700 sf on Bldg. 1 & 2 and approx.. 40,128 sf on Bldg 3 but will depend on tenant requirement.
  - d. Roof parapet will screen rooftop equipment (except maybe solar) – will be approx.. 3 ½ feet high.
  - e. Transformers – will likely be at grade because so large but will locate more interior to the site, not on perimeter/frontage but decision is up to DWP.
  - f. Will be three monument signs and approx.. 6 wall signs, will be well below max. allowed.
  - g. Pedestrian path of travel – showed on plans
  - h. Lighting plan – not required for planning submittal but will be wall mounted and some pole lights – may or may not be a required conditioned.
  - i. All plans are post dedication – will require dedication (2 foot Oso, 1 foot Prairie) and sidewalk widening.
  - j. Truck traffic not anticipated to use Prairie/Mason Intersection per traffic consultant review.
  - k. MND – still pending, waiting to finish tree preservation plan.
  - l. Parking for project is sufficient & per code – will not need to use existing retail parking
  - m. Lunch trellises are not located in parking lot spaces.
  - n. Revised plans will be provided after Urban Design Studio input.

Vicki B. made motion to support the project (as read from the agenda) – Andre V. seconded. Discussion – Marianne K asked if could add to motion, contingent upon receiving a tree preservation plan and the traffic report a couple days prior to the next CNC Board Meeting. Vicki B. (motion maker) said no, she is comfortable with Brad R. word that it will be provided. Vote: 8 yes/ 1 abstain.

5. 10824 Topanga Canyon Blvd. Seeking to use a House of Worship to operate a childcare center for 95 children ages 2 ½ to 5 years old. Operation Monday through Friday 6:30 am to 6:00 pm.

Owner Noesh introduced himself. Currently operates two preschools, one in Canoga Park, one in Torrance. Currently has a long waiting list. Seeking to expand location in Chatsworth. Many families from Chatsworth are in need of a preschool due to lack of childcare in the neighborhood. Applicant Representative Nic Brown presented – stated preschool is for 94 kids (not 95)age 2 ½ to 5 yrs – there is no proposed construction, no increase in square footage. Will utilize the two existing school buildings that have 9 classrooms and two offices. Church and school will not operate at the same time. Went over past uses at the site. Drop off & pick up will be on-site near the school. Will operate Monday thru Friday 6:30 a.m. to 6 p.m. Play area is behind the school building with a solid masonry wall. Will be safe and secure and do not anticipate noise impact due to the wall. Vehicle ingress and egress will be from Topanga- DOT review may require use of Andora for egress so can use stop light at Chatsworth and Topanga. There are 80 parking spaces but only 14 spaces are required for the use. Application has not been submitted yet . There will be 2 ½ pages of standard volunteered conditions.

Questions/comments from LUC:

Frank G – Concern with utilizing Andora. It is not a full street – it was never used by the previous occupants. Nic B – LADOT will make that decision.

Marianne K. – Who maintains the site? The playground and vacant lot area looks kind of shabby. Will the vacant area be used by the school? Also concerned with egress from Topanga during rush hour. It is either traffic that is fast moving or jammed up- if making a left from the site on Topanga, that would be a concern. Nic B. – The site is maintained by the church who has suffered financially due to pandemic, would likely get better with new tenant,etc. The vacant area (west of school area) will not be used by the school. We have recommended conditions with staggered drop off and pick up times.

Jeff H. – How many students? Nic B – 94 students. We did have 95 but DOT would have required a traffic study. Jeff H. – So that is 180 trips that will be injected into the existing traffic during prime time and in an area where the speed limited is not obeyed, where there are numerous accidents and fatalities each year. I am against using Andora as well. Nic B- I understand your concerns. I had denied the property to the north for a church use for that exact same reason (traffic concern) and years later it was approved by the Office of Zoning Administration because it did not see that traffic would be a problem. Also, just to remind people, this site was approved for 150 students in the past. The problems your mentioning, ie. traffic accidents,etc have not been identified in the past nor do we have any records of accidents along this blockface but I will take your comments under advisement.

Judith D – Application or wording says seeking to use house of worship for the school use but sounds like this is not the case? Also, will parents be dropping the kids off at the school gate or will they park and walk the kids in? Nic B – Majority of the students will be dropped off at the gate. The school will share the site with the church but they are not using the church building nor is the school run by the church.

Vicki B – Is the gate you're talking about near Topanga where the kids will be dropped off? Nic B. – The gate is approximately 300 feet into the site, away from Topanga Canyon.

Jim V – Was the 150 students run by the church and by right? And I use to have to walk my child into the facility and sign in, is that not the norm anymore? Nic B – The 150 students was separate from the church, they had to get a Conditional Use permit. Noesh – Because of COVID, we have teacher meet the child at the gate and parent signs there.

Jeanne P – I agree with Jeff H. and agree that Andora is a substandard street and cannot take that influx of traffic. Also, I don't think people understand what the center lane is for and would be concerned with parents rushing to the site. If granted, I hope the operator takes a good look at the circulation pattern, drop off pattern, and coming in and out on Topanga.

Dorothy A – Is this going to be totally secure so that the kids can't wonder off? Nic B – Yes, the area is secured by a gated and fenced courtyard in front and gated secure play area behind the school building.

Linda V – My understanding is the pastor at the church supports safe parking. The previous school had major problems with finding drug paraphernalia (i.e. needles, etc) on the grounds. Are you going to have an agreement with him that no safe parking will be allowed? Noesh – I'm pretty sure the pastor will do what I want and not permit safe

parking. I cannot take that chance with the kids. Linda V – Where is your other school in Canoga Park? Noesh – Valley Montessori School on Vanowen and Topanga.

Marianne K – Are you currently operating there? Noesh – No. Has a traffic analysis been done yet? Nic B – We have been in conversations with DOT but typically this kind of analysis is not done until a building permit is issued. Marianne K – I believe the traffic analysis is done at the beginning as the Project Planner needs to review that as part of the environmental review.

Andre V – A concern may be the Methodist Church may have one idea and the pastor who is fairly new there, may have another idea. Is the church (which is historic) going to remain there in addition to your operation? Who are you signing the lease with and will there be meetings at the church during the week? Nic B – The school will fully use the school buildings. I have spoken with the pastor, there may be meetings during the week but there is plenty of parking, 80 spaces, so not a concern there. Noesh – I have signed a 5 yr. lease with the pastor.

Frank G – Did you say there won't be a traffic study because 94 kids instead of 95? You may want to reconsider that. Also, there is a halfway house on the east side of that small driveway where police and paramedics have been called on many occasions plus transients park there. Just thought you might want to know that.

Cari T – I agree with Frank, changing the number to 94 instead of 95 students to avoid a traffic study is a really bad idea. This is what everyone seems to be worried about is the traffic. I would love to see the children there too, but the traffic will be a mess and it cannot go towards Andora. I also encourage you to change the number to 95 and get a traffic study done. Nic B – We did that due to the limited time line, they are trying to open in September. Is there a number of kids that you would be comfortable with? Cari – It's not the number of kids I'm objecting to, it's changing the number to avoid a traffic study.

Jim V, Mark L – also commented concerned with traffic during peak times.

Noesh – commented that at his current school with 80 kids, the majority are part time, from 9 a.m. to 1 p.m., so it is not all during peak rush hour.

Vicki B – Can some adjustment be made to the time and number of students perhaps, try to avoid 7 – 8 a.m and 5 – 6 pm? Otherwise, it sounds like no one has an issue with the use, it's just the traffic.

Nic B, Noesh – Went over what childcare is. Noesh explained they integrate preschool and Montessori, academics are in the morning, then 1 – 3 pm is nap time, 3 – 6 pm is what you call daycare, play time, pick up time.

Frank G – Any consideration of a stop light at the driveway? Nic B – No, do not believe that has been required before.

Linda V – There are other uses that use Topanga, such as Ride On, the church next door.

Judith D – I don't think adjusting the hours would work for parents that work with fixed hours. I do want to point out that the autistic school that was there used buses and vans.

Marianne K – Suggested the applicant come back after the application is filed with the City as it seems premature right now, and provide the plans, copy of proposed conditions and take into consideration concerns raised , such as a thoughtful circulation, staggered hours, use of half days, etc.

Nic B- read off a standard condition, 8:30 – 9:30 am drop off for half day, 9:30 – 10:30 am for full day, then pick up 12:30 – 1:30 pm half day and 3 – 4 pm for full day.

Linda V – And would it be agreeable to have right turn only coming out of the facility?

Nic B- I think that would be DOT that makes that call.

Applicant agreed to come back to the land use committee with the additional information.

6. ZA 2021-10805 CUB ENV-2021-10806-CE 19724 Nordhoff Place a Conditional Use Permit (CUP) to allow the sale and dispensing of a full line of alcoholic beverages for on-site consumption in conjunction with an existing restaurant (Mimi's Café) seating up to 299 patrons inside and up to 32 patrons outdoors. Operating hours of 8:00 am to 9:00 pm in the MR2-1 zone.

Applicant representative Liliger Damaso stated site has had a beer and wine licence since 1992 – was renewed in 2013, and now they are upgrading to a full line of alcohol sales. Hours will be 8 a.m. to 9 p.m. daily. No new square footage added to the restaurant, no live entertainment or dancing. Public hearing has not been set yet, and haven't met with LAPD Vice or Council Office yet.

Frank G – Does the Olive Garden next door have a full license? Liliger D – yes.

Judith D – Is there a new corporate owner for the restaurant? Liliger D – yes, it's Beyond Limit Strategies, they are taking over.

Jim V – any other hard liquor licenses around there? I believe there was Twisted Kilt but that burnt down. Linda V – Steward Andersons. Liliger D – Based on radius map at 600 feet and 1000 feet from the site, there are 26 locations, both on-site and off-site.

Jim V - Motion to support project as written on the agenda- Vicki B – seconded. All voted in support of motion, no objections.

7. General Discussion on Land use and Equestrian Issues

Linda V – Jeanne Plumb had notified Linda V that apparently the old Davis Ranch property was bringing in something like sand into the property. There is an Order to Comply on that property from 10/27/21 regarding the light posts. Per Hannah Lee (CD12), they were prompted to go to Building and Safety to get permits for lights, gas valve and lot tie. She doesn't believe they have to get a permit to put in turf on private property.

Marianne K – Are we going to be dealing with the Plan Approval for the wood storage next to the Methodist Church? Linda V – Yes, I just got the early notification, however they are not mandated to come. I will contact them.

Marianne K – In the event they do not chose to come, is this something we can still weigh in on as a committee? Linda V – yes.

Marianne K – Just want to share I am still working with on violations with the Santa Susana Estates, trees and equestrian trail violations. Trying to get Building & Safety (B&S) to hold off on issuing the Certificate of Occupancies (C of O) until all is resolved. So far they have agreed to hold one C o O. Linda V. – I already contacted the Council Office because someone called me about the trail.

Jeanne Plumb- Going before judge next Wednesday on the tract south of there about the very thing you and Marianne are talking about, it's about B&S not enforcing the conditions of the tract case. Have to keep an eye on this. It needs to be redone correctly. They will have to move the block wall back to ensure trail is 12 feet wide and will have to lower to make it level.

Marianne K – also, I am waiting to hear back from Urban Forestry. If I don't hear from them I will submit all the violations that I am aware of to the Council office and suggested solutions, like holding 3 C of O's, not just one. I did speak with Hannah Lee today to give her a heads up.

8. Motion to Adjourn – 8:16 p.m.