**Draft Minutes**

**TARZANA NEIGHBORHOOD COUNCIL**

**Land Use Committee Meeting**

**Monday, April 20, 2015**

Tarzana Child Center

5700 Beckford Ave, Tarzana, CA 91356

**1. Call to Order** at 7:37 pm by TNC Land Use Chair David Garfinkle

Quorum attained with nine board members present.

**Roll Call:** Present: David Garfinkle, Iris Polonsky Evelyn Garfinkle, Denise Schall, Sukh Singh, Joel Jaffe, Cheryl Crane, Reuben Dori, Eran Heissler

**Guests**: Athena Novak, Ezra Gale, Larry, Sherdnick, Pam Lifford

**2**. **Public Comments, non-agenda items:** None

**3**. **Approval of April 1920, 2015 Draft Minutes**. Minutes approved.

**4. 5401 Vanalden Avenue.** Division of an RA lot into two parcels, one of which would be undersized. The discussion, which included Representative Athena Novak and two neighbors, centered on the tradeoff between the fact that one of the proposed parcels would be significantly below the RA zone lot area requirement and the benefit of improvements to Beckford Avenue. Two motions were introduced, both of which included reference to the mandatory improvement to Beckford by the owner. The first was to support the division of the lot into two equal sized parcels. The motion failed, four in favor (Evelyn Garfinkle, Joel Jaffe, Cheryl Crane, Reuben Dori), four against, one abstained (Eran Heissler).The second motion was to support the proposal to split the lot into a conforming RA lot on Vanalden and a significantly undersized lot on Beckford. The motion failed three in favor (Sukh Singh, Iris Polonsky, Denise Schall) five against, one abstained (Eran Heissler).

**5. 18529 Calvert Avenue**. Update on the proposed zone change from RA to R3 and construction of a 24 unit apartment building. The South Valley Area Planning Commission approved the project with the compromises in height to 38 feet (from 45) and three stories (from the prior four stories) as well as no west facing balconies. The compromises resulted from discussions with the representative at several TNC meetings.

**6. 5135 Avenida Oriente**. Tract Map,construction of six single family homes. Grading is currently underway. In 2008 the Tarzana Property Owners Association successfully appealed a Zoning Administrators decision on the property, reducing the number of homes permitted from seven to six. ZA determinations were retained including conditions concerning grading, construction of retaining walls and walls between the tract map and adjoining properties, and requiring that the front of the homes and front yards of the two proposed homes fronting on Avenida Oriente be oriented towards Avenida Oriente.

**7. Adjournment.** The meeting was adjourned at 8:34 pm.