

Draft Minutes

TARZANA NEIGHBORHOOD COUNCIL

Special Land Use Committee Meeting

Monday, October 16, 2017

Tarzana Child Center

5700 Beckford Ave, Tarzana, CA 91356

1. Call to Order at 7:34 pm by TNC Land Use Chair David Garfinkle

Quorum attained with six board members present

2. Roll Call: David Garfinkle, Iris Polonsky, Joel Jaffe, Leonard Shaffer, Evelyn Garfinkle, Cheryl Crane

3. 18250 Ventura Medical Offices: An application has been submitted for 1) a zone change from R1 to C2 on the south side of Ventura at 18520 Ventura and between Avenida Oriente and Etiwanda Ave; 2) demolition of the existing single family homes; 3) construction of two single story medical office buildings of approximately 3900 square feet each on the lots between Avenida Oriente and Etiwanda; and 4) conversion of the existing structure at 18250 Ventura to medical office space. Changes would be required to the Encino-Tarzana Community Plan and Ventura/Cahuenga Boulevard Specific Plan. Approximately 20 neighbors opposing the project appeared at the meeting, with 12 speaking against it. In addition, 19 people signed a petition against it. The major concerns were proposed access to the properties, parking, and the impact on neighboring properties. The Committee voted to oppose the project.

4. Overheight fences proposed at 4101 Vanalden Ave and 5340 Geyser Ave: The owner of the property at 4101 Vanalden Ave has applied for a Zoning Administrator's Adjustment to allow a maximum front yard fence height of up to 10 feet, three inches and a pedestrian entrance portico whose roof would exceed 10 feet. The RA zoning of the property limits the height to six feet. The owner of the property at 5340 Geyser Ave has applied for an adjustment to allow an 11 foot block wall instead of the R1 zoning limit of 42 inches in the front and six feet in the rear. The Committee voted to oppose both projects.

5. Appeals Fee Increases: The Planning Department has proposed major increases in the fee to appeal City decisions. The item was tabled until definitive information is available.

6. Conditional Use Permit (Beverages): The City is currently investigating what City restrictions can be imposed on regulation of off-site sales of alcoholic beverages within the parameters of state law. The item was tabled until definitive information is available.

7. Proposed revisions to the Ventura-Cahuenga Boulevard Corridor Specific Plan. The Committee voted to support the motion by Councilman Blumenfield to identify options to revise the plan.

8. General Plan Update. The City General Plan is in the process of being updated. The plan consists of several elements which will be updated one at a time. The Planning Department held a briefing and citizen input meeting on October 7 to discuss the Open Space portion of the Plan.

Ideas explored included:

- a. Deconstruction of the concrete channel of the Los Angeles River
- b. The problem of homeless people in parks and along the river
- c. Better signage and directions to parks
- d. Better trails and signage in the mountain areas
- e. The effectiveness of "pocket parks"
- f. Requiring that new parks be at least 500 feet from freeways and earthquake faults
- g. More effective use of Quimby funds (funds levied on new construction)
- h. Placement of stands containing plastic bags for collection of dog feces in open areas.

ADJOURNMENT: The meeting was adjourned at 10:15 pm.