

Draft Minutes

**TARZANA NEIGHBORHOOD COUNCIL**

**Land Use Committee Meeting**

Monday, March 19, 2018

Tarzana Child Center

5700 Beckford Ave, Tarzana, CA 91356

**1. Call to Order.** The meeting was called to order at 7:33 pm by TNC Land Use Chair David Garfinkle

Quorum attained with nine board members present.

**2. Roll Call:** David Garfinkle, Iris Polonsky, Evelyn Garfinkle, Eran Heissler, Denyse Schall, Pam Blattner, Cheryl Crane, Sukh Singh, and Joel Jaffe.

**3. January Land Use Committee minutes:** The Minutes of the February 2018 Land Use Committee meeting was approved.

**4. SB 827.** The proposed State Senate bill would override City zoning provisions and allow significantly higher buildings with greater floor area density, smaller setbacks, and greatly reduced parking in areas within ½ mile of a major transit stop or ¼ mile of a high quality transit stop. The discussion centered around whether the TNC Land Use Committee should formally align with other organizations to oppose the bill. After discussion, the Committee voted that the Tarzana Neighborhood Council Land Use Committee may join other Neighborhood Council and homeowners associations in a coalition to oppose SB 827. Seven approved, 2 opposed.

**6. Community Plan Update.** Provisions of the Encino-Tarzana Community Plan, West Valley Community plans, Transit Oriented Community Ordinance, Orange Line Plan, Hillside Ordinance, and RECODE LA are being combined into a single overriding ordinance. Subsets include provisions concerning open space, equine keeping, and homes in the hillside. The discussion was divided into several subsets. The first concerned whether the Land Use Committee was opposed to any incursion into existing single family zoned residential property as a result of any of the proposed legislation. The subject was tabled until the next meeting. The second concerned whether the Land Use Committee supported retaining, and extending where practical, open space (i.e., parks) within Tarzana. The motion passed with six votes for, two against, and one abstention. The third concerned whether the Land Use Committee supported retaining the current provisions for equine keeping in RA zoned properties. The motion passed unanimously. The fourth concerned properties in the hillside area. Specifically, the Land Use Committee voted that the current Baseline Hillside Ordinance be retained with the added provision that no second unit (ADUs) be allowed on properties fronting on substandard streets. The motion passed with seven in favor, one abstention, and one opposed.

**6. Mixed Use Project at 19336-19360 Ventura Boulevard.** Proposed demolition of existing car wash and other buildings and construction of a mixed use project consisting of 59 dwelling units and 9255 square feet of commercial development. A Community Forum is being organized by the developer to take place on April 3, time and location to be announced. The discussion concerned what role the Land Use Committee should play in the forum. The Committee voted unanimously to play a passive role.

**7. Ordinance Updates.** Brief updates were provided on the status of the Short Term Rentals, Sidewalk Vending, Noisy Residences, and ADU proposed ordinances.

**9. Adjournment.** The meeting was adjourned at 9:37 pm.