Comments on Encino-Tarzana Community Plan Concepts Workshop

I attended the Planning Department Encino-Tarzana Community Plan Concepts Workshop on October 17.  There was no presentation; it consisted of an array of posters which progressed from comments gathered from the community at their preliminary workshops to the draft concepts the Department has come up with.  Planners were available at each poster to explain the material.  I attended the preliminary workshops and both the Tarzana Neighborhood Council, and the Tarzana Property Owners Association submitted written suggestions.

The first poster provided suggestions from the preliminary workshops held last year.  While I noted several suggestions we had made, for instance including the part between Topham/Oxnard and Victory in our Community Plan rather than in the Reseda-West Van Nuys Plan, I noted several errors in four of the suggestions we had made.

1. **Rezone all RA properties to RE**.  Our suggestion was to rezone only those RA properties south of Ventura, not all RA properties in Tarzana.

**2**. **Apply Footnote 6 to all of Tarzana**.  Footnote 6 specifically addresses Melody Acres.  It requires a minimum lot size of 20,000 square feet for all RA and RE 20 properties and allows modification to general *Department of Engineering* (sic) requirements concerning street width, sidewalks, gutters and lighting.  Our comments were limited to preserving Footnote 6 for Melody Acres and perhaps including the material in the body of the plan rather than as a footnote.

3. **Equine neighborhoods prefer dirt alleys**. It’s possible that it was made by residents of Reseda Ranch at the equine specific General Plan roundtable meeting, but this is the Encino-Tarzana Community Plan.

There were two more items on the final poster

1. **Height**. The draft Community Plan would allow building heights of up to 90 feet on both sides of Reseda for approximately the first 400-450 feet south of Oxnard and 75 feet from there to the 101 freeway. We suggested adding 12 feet to the height limit on Ventura.

2. **Rezoning of RA lots on Donna and Beckford north of Ventura to R1**. I asked the question of access if the current lots (most about 20,000 square feet)  would be converted to multiple minimum 5000 square foot R1 lots, given the relatively narrow (perhaps 80-90 feet) frontage of the lots.  The answer I got was “flag lots”.  The Planning Department has been vigorously opposed to flag lots.  In fact, we had to file a letter in support of a required Zoning Administrator hearing of an RA flag lot proposal in the hillside area that would allow a flag lot conversion of an unusual triangular lot whose frontage was well over 100 feet.

In summary, we will formally discuss the proposed plan at the November 19 Land Use Committee meeting and may take a position which would then be discussed at the following TNC Board meeting.  Note that the next Encino-Tarzana Concept Workshop is on Monday, November 5 from 4-8 pm (no presentation, just time to review the posters) at Crespi Carmelite High School, 5031 Alonzo Ave, Encino.  You may want to attend and send your individual comments to Adrineh Melkonian, Department of City Planning, 6262 Van Nuys Blvd. Room 351, Van Nuys, CA 91401.  Alternatively, you may want to comment based on my visit.