**June 17, 2017 TNC Land Use Notes**

1. **Sketchers signage**: The Planning Department issued a Project Permit Compliance Review on May 25. They upheld our recommendation about the Pole Sign and indicated that the **applicant** must provide evidence of a permit or must remove the present pole sign. A new sign would have to conform to the present requirements of a maximum height of 20 feet and a maximum 35 square feet in area. The roof sign was permitted; no new roof signs are permitted.

**2. 18500 Tarzana Drive**. Application for 4-lot subdivision submitted with new slope density analysis on May 28. This is at least the 3rd time in recent years that the subject of subdividing the old Burroughs estate into four RA lots has been proposed. The 163,584 square foot lot is less than 4 acres. In the hillside area, the minimum lot size is one acre if the average slope is greater than 15%. On the basis of a preliminary slope analysis, claiming that the average slope was 14.93%, the Deputy Advisory Agency approved a 4-lot subdivision. A subsequent analysis, backed by more detailed analysis, indicated that the average slope was actually 19.73%. On the basis of the more recent analysis, TPOA appealed the decision to the South Valley Area Planning Commission, which granted the appeal on December 11, 2014, limiting the parcel to three lots. The owner has refiled for a 4-lot subdivision on the basis of still another survey. No date for a hearing has been set.

3**. Starbucks, Victory at Reseda**. A ZA hearing was held on June 5. Elizabeth Ene, Planning Deputy from Councilman Blumenfield’s office and I expressed support after being shown problems with alternate configurations. Maya Zaitzevsky, the Associate Zoning Administrator, expressed concern that the building was not placed close to the street and indicated that the project would be evaluated and a decision released shortly.

**4. Village Walk Update**: On May 22 Maya Zaitzevsky, the Associate Zoning Administrator, approved the health club addition including the 5am to 11 pm operating hours and the shared parking arranement.

**5. Home Sharing Ordinance/Short Term Rentals:** The City PLUM Committee is set to review the City Planning Commission recommendations on June 13. The major provisions are a 30 day limit per rental, 180 days total per year, short term rentals only allowed at the owner’s primary residence, and only one short–term rental by an individual/organization in the City. Registration will be mandatory and there will be fees collected by the City.