

TARZANA PROPERTY OWNERS ASSOCIATION
Board of Directors Meeting
January 9, 2017

Minutes

The meeting was called to order by President David Garfinkle at 7:30 p.m. at the Tarzana Community and Cultural Center, located at 19130 Ventura Boulevard.

MEMBERS PRESENT: Max Flehinger, David Garfinkle, Sandy Mittleman, Shel Mittleman, Michael Povar, Terry Saucier, Leonard Shaffer, and David Springer

MEMBERS ABSENT: Stanton Saucier, Nancy Theroux, and Steve Webber

GUESTS: None

APPROVAL OF MINUTES

October Draft Minutes Approved

December Draft Minutes Approved

TREASURER'S REPORT

Checking: \$2571.93

Savings: \$3527.55

MEMBERSHIP REPORT

287 Paid Family Memberships.

TRANSPORTATION – Max Flehinger

Speed reader radar: The radar was placed incorrectly on Reseda Boulevard south of Ventura. The error was reported to the Transportation Department and the placement corrected.

PLANNING AND LAND USE/TNC – David Garfinkle/Leonard Shaffer

Small Lot Subdivision at 5701 Etiwanda: The proposal is to tear down the single family RA zoned home at Etiwanda and Collins, request a zone change to R3, and build 16 small lot homes. It is the only remaining single family home in that neighborhood. The Community Plan allows conversion to a multiple family zone. The homes would be approximately 900-1200 square feet, consisting of three stories above the two car garage. They would have no common walls and would be separated by approximately 1/3 of a foot. Each of the lots would be approximately 3,000 square feet. David Garfinkle indicated that the front, side, and backyard setbacks are consistent with the current ordinance but not the proposed new provision of an amended ordinance. Len Shaffer expressed concern about trash pick-up. The project will have a representative at the Tarzana Neighborhood Council Land Use Committee Meeting on January 17 and TNC General Board Meeting on January 24. TPOA will remain neutral about this project; if an issue arises at the TNC meeting, then board members will be contacted.

UPDATE: The Tarzana Neighborhood Council voted to support the project.

19336 Ventura (Car Wash) Mixed Use Project: David Garfinkle and Len Shaffer met with the project expeditor. The proposed project would include demolition of the car wash and the Jiffy Lube located next door and construction of a 4-story building consisting of ground floor commercial space, 50-60 apartments in the three stories above the commercial first floor, and subterranean parking. By including

very low income units, the project would be entitled to up to 97 units. The highest point of the project would be 51 feet.

20401 Ventura Boulevard Hotel: The developers propose an 8-story hotel on the north side of Ventura with two stories of underground parking. David Garfinkle expressed concerned that it will be out of character with the surrounding properties and the safety of underground parking near the freeway. Contact will be made with the Woodland Hills Neighborhood Council to get feedback regarding their position about the project. **Mansionization Ordinance Update:** The proposed Mansionization ordinance is generally positive. The only negative aspect is that the “articulated front” 20% bonus would be limited to R1 zoned properties; the other single family zoned properties (RS, RE, and RA) would still have the 20% bonus. Councilman Paul Koretz recommended approving the current changes and addressing this issue at a later time. The Board passed a motion for TPOA to write a letter supporting the currently proposed Mansionization Ordinance.

Accessory Dwelling Units Update: Accessory Dwelling Units (ADUs) are attached or detached second living units on single family lots. They can be rented out but not separately sold. ADUs are only allowed if there is an existing single family dwelling unit on the property. In the past, second dwellings were limited to 640 square feet providing that the lot was 1.5 times the size of the minimum lot in that zone or 1200 square feet if the lot was twice the minimum size for the zone. More recently, the City followed a Zoning Administrator memo which allowed up to 1200 square feet for the ADU for any single family zoned property. A recent Superior Court decision voided the ZA memo. The proposed ordinance would allow an ADU up to 640 square feet or 50% of the main structure up to a maximum of 1200 square feet. ADUs would be allowed in the hillside areas only if the property was within ½ mile of a transit stop and was located on a standard street. The proposed ordinance still has to be passed by the Planning and Land Use Management (PLUM) Committee of the City Council and the full City Council.

Short-Term Rental Update: Currently, short-term rental of a home or portion of the home for a period of less than 28 days is illegal. The proposed law would allow owners to rent their home or a portion of the home for a total of 180 days, no more than 28 days at a time. The owner has to live in the primary residence. Rent controlled properties would not be eligible for short-term rental. Rentals would need to be registered with the City and pay applicable fees and taxes. The rental could not be for commercial purposes such as a party house. This proposed ordinance is also working its way through the PLUM committee and the City Council.

DISCUSSION

Area Security: Tomorrow, and every second Tuesday of the month, is the LAPD sponsored Neighborhood Watch meeting. We need to get individual Neighborhood Watches implemented in our neighborhoods. Some professional gangs seem to be working the area and are responsible for the significant uptick in burglaries, both of cars and homes. They are renting brand new vehicles and putting paper plates on them to hinder identification. Apparently a commercial firm has been hired to patrol an area south of Ventura and efforts are being explored to hire a commercial patrol for the Melody Acres neighborhood north of Ventura.

Website: The TPOA website, arzanapropertyowners.org is out of date. David Garfinkle will work on updating it.

ADJOURNMENT

Meeting was adjourned at 9:42 p.m.