

TARZANA PROPERTY OWNERS ASSOCIATION
Board of Directors Meeting
June 12, 2017

Draft Minutes

The meeting was called to order by President David Garfinkle at 7:42 P.M. at the Tarzana Community and Cultural Center, located at 19130 Ventura Blvd.

MEMBERS PRESENT: David Garfinkle, Sandy Mittleman, Shel Mittleman, Terry Saucier and Leonard Shaffer

MEMBERS ABSENT: Max Flehinger, Michael Povar, David Springer, Nancy Theroux, and Steve Webber

TREASURER'S REPORT : Nancy Theroux
Checking \$2232.11, Savings \$ 3527.99

APPROVAL OF MINUTES:

The May 8 Board meeting minutes were approved.

GUEST: Ted O'Karma, West Valley Chamber of Commerce and Columbia College

PLANNING & LAND USE/TNC – Len Shaffer/Dave Garfinkle

Encino-Tarzana Community Plan: The update to the Encino-Tarzana Community Plan is in the early stage of the process. A letter was sent by the Tarzana Neighborhood Council Land Use Committee in response to a request by Adrineh Melkonian of the Planning Department, with initial thoughts that should be considered in the updated Plan. Some areas addressed included 1) the area of Tarzana between Topham/Oxnard and Victory should be included in the Plan, 2) the current single family zoning should be retained, and 3) height and density limits in residential and commercial zones should be retained. The letter also expressed concern that there are a number of entitlements granted to developers based on inclusion of low income units in apartments or condominiums. It appears there is no method to ensure that these entitlements are enforced, either initially or on an ongoing basis; the desire would be to ensure that the entitlements would be retained with the property and strictly enforced. Len Shaffer expressed the concern that the updated Encino-Tarzana Community Plan not be overridden by the upcoming Transit Oriented Community Guidelines (TOC) and that provisions of the Ventura-Cahuenga Boulevard Corridor Specific Plan be preserved. The Board passed a motion to provide a letter from TPOA to Adrineh Melkonian expressing the above points.

Transit Oriented Communities Guidelines (TOC): The TOC provides that multi-family residential properties within a ½ mile radius of any major transient stop are eligible for a wide range of entitlements, based on the distance from the transit stop and the level of the resident's income. The definition of "major transit stop" includes every bus stop on Ventura and Reseda Boulevards and every Orange Line stop. The granting of incentives would not require public notice or hearings. By-right base incentives include the additional number of units, reduced lot area per unit, increased FAR, and reduced parking. Additional incentives include decreased setbacks and increased height. David Garfinkle will draft a letter to the Planning Department indicating our concerns and provide it to the Board for consideration.

SB 35 and SB 167: Two proposed state regulations, SB 35 (Housing Accountability and Affordable Act) and SB 167 (Housing Accountability Act) are making their way through the State legislative process. The two bills would preempt local building and zoning codes and override the rights of municipalities to determine housing projects/local planning. SB 35 would reduce the amount of affordable housing required in any project to a maximum of 10%, reduce the affordability covenant to 30 years (currently it is 55 years), and limit parking requirements. SB 167 would limit the City's ability to enforce affordable housing provisions if there is a question of the requirements affecting the "feasibility" of the project. Both bills are currently in the Senate Committee process. **UPDATE:** Both bills passed the Senate and are currently before the State Assembly.

Proliferation of Mixed Used Projects: Over the next 5-year period there will be a number of mixed use projects along Ventura and Reseda Boulevards. Already approved and currently proposed projects in and bordering Tarzana include:

1. **Reseda/Clark:** 170 residential units with 20 for very low income, 6000 square feet of commercial and 317 parking spaces on two levels,
2. **19336 to 19360 Ventura** (current car wash): 59 residential units with two for very low income, 10,000 square feet of commercial, and 156 parking spaces.
3. **19975 Ventura:** 36 residential units with six for very low income and 8203 square feet of commercial.
4. **6648 Reseda:** 205 residential units and 205,293 square feet of commercial.

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 maximum 35 square feet in area. As a permit was issued for the roof sign, no change is required as it is a permitted non-conforming use. Note that no new roof signs are permitted.

18500 Tarzana Drive: An application for a 4-lot subdivision was submitted with a 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. In the hillside area, the minimum lot size is one acre if the average slope is greater than 15%. The 3.75 acre lot is less than 4 acres. On the basis of an earlier preliminary slope analysis, claiming that the average slope was 14.93%, the Deputy Advisory Agency approved a 4-lot subdivision. A subsequent calculation, backed by a more detailed analysis, indicated that the average slope was actually 19.73%. On the basis of that 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 since refiled for a 4-lot subdivision on the basis of still another survey. No date for a hearing has been set.

Starbucks, Victory at Reseda: A hearing before an Associate Zoning Administrator was held on June 5. Elizabeth Ene, Planning Deputy from Councilman Blumenfield's office and David Garfinkle expressed support after being shown new conditions (revised proposed operating hours and 24-hour complaint availability) and problems with alternate configurations. Generally, if TPOA, the Neighborhood Council, and Councilman Blumenfield's office approve a project then the Zoning Administrator would support the project. However, Maya Zaitzevsky, the Associate Zoning Administrator, expressed concern that the building was not placed close to the street (as

is recommended in the Community Plan) and indicated that the project would be evaluated and a decision released shortly.

Village Walk Update: On May 22 Maya Zaitzevsky, the Associate Zoning Administrator, approved the application for a change of use to a health club and the addition of a 6000 square foot mezzanine to the eastern section of the building on the southeast corner of Ventura and Yolanda. Operating hours for the health club would be limited to 5am to 11pm. Parking would be shared with the subterranean parking under the Whole Food's complex.

Home Sharing Ordinance: The City Planning and Land Use Management (PLUM) Committee will review the City Planning Commission recommendations on June 13. The major provisions are a 30-day limit per rental, 180 days total per year, and the project must register with the City, be licensed, and pay appropriate fees. There must be a primary owner/occupant on the property and the owner can only provide short term rentals on a single property within the City of Los Angeles. **UPDATE:** PLUM voted to support the proposed ordinance. At the City Council hearing there were numerous speakers against the ordinance, particularly against the 180 day limit. Recall that TPOA had originally supported a 90 day limit. The proposed ordinance was returned to the PLUM Committee for further consideration.

Building Linkage Fees: Mayor Garcetti has proposed an additional fee on new construction. The Board expressed concern that the fees will negatively affect building in Los Angeles. This item is very early in the process and the Board deferred taking a position until more information is available.

DISCUSSION

Annual Meeting and Town Hall Forum: The TPOA Annual Meeting and Town Hall Forum was held on May 25 at the Wilbur Charter for Enriched Academics. The topic of this year's Forum was *Crime and Safety in Tarzana*. Forum participants included Councilman Bob Blumenfield, Los Angeles Police Department Captain Natalie Cortez and Detective Dunn, Deputy City Attorney Raffy Astvasadoorian and TNC Public Safety Chair Elliot Durant. The presentations by the various panel members and questions and answers from the audience provided a very informative discussion. Several people came up after the Forum, and others later sent a note, indicating how much they appreciated the participant's presentations and the forthright answers to the questions from the members of our community.

Dues: TPOA annual dues have been \$15 for many years. Due to increased costs, the Board voted to increase the annual dues to \$25.

Website: The TPOA website, tarzanapropertyowners.org, has been updated.

Board Election: The election for a two year term is held every year for half the Board positions. Max Flehinger, David Garfinkle, Terry Saucier, and Shel Mittleman were elected at the Annual Meeting. The remaining Board positions will be voted on next year. The installation of the elected Board members will take place at the next TPOA Board meeting, in September.

ADJOURNMENT: The meeting was adjourned at 9:25 P.M.