

**TARZANA PROPERTY OWNERS ASSOCIATION**  
**Board of Directors Meeting**  
**May 8, 2017**

**Draft Minutes**

The meeting was called to order by President David Garfinkle at 7:35 PM. at the Tarzana Community and Cultural Center, located at 19130 Ventura Blvd.

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

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

**TREASURER'S REPORT** – Nancy Theroux

Checking: \$857.40

Savings: \$3529.90

**APPROVAL OF MINUTES**

The April 12 Minutes were approved.

**GUEST:** David Zahed, representing the 12-unit apartment complex proposed at 18367 Hatteras, recently determined that an easement adjacent to the lot would provide easier access to the property, increased unit size, and additional landscaping. No action is necessary on the part of TPOA.

**TRANSPORTATION – Max Flehinger**

**Traffic congestion on Reseda Blvd. north of Ventura Blvd:** Traffic studies for proposed individual developments totally ignore the cumulative impact from multiple proposed projects. The Transportation Committee contacted Allyn Rifkin, a retired DOT traffic engineer, about conducting a study of the problem, with the goal of estimating the cumulative impact and recommending reasonable measures to lessen the congestion. Unfortunately, Mr. Rifkin was unable to perform the study. Two other traffic engineers were contacted. **UPDATE:** Neither was able to do the study. We are still seeking a competent person for the effort.

**Bicycle Parking:** The Bicycle Parking Ordinance was recently amended to: (1) provide for more effective sharing of bicycle parking, including share stations and bicycle valets; (2) refine the design standards for long and short term parking; (3) reduce the bicycle parking requirements for senior housing, assisted living facilities, and skilled nursing facilities; and (4) reduce the requirements for multi-family housing with a specified number of lower income units. .

**HOV Diamond Lanes:** A proposal has been forwarded by CALTRANS to raise the requirement for use of the Diamond Lanes from two occupants per vehicle to three. The Board voted against the proposed change.

**PLANNING & LAND USE/TNC – David Garfinkle/Leonard Shaffer**

**18500 Tarzana Drive Lot Subdivision:** This is at least the 3<sup>rd</sup> 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. A hearing is set for May 16.

**19335-19347 Ventura Office Building Update:** An additional modification to the plan to develop this strip of properties into a contiguous building includes a change of use from retail to restaurant, essentially moving the restaurant from its current location to the first floor of the western-most section of the project. Sufficient parking is available and the TPOA Board took no position on the issue.

**18143 Ventura, Sketchers Sign Program:** An application has been submitted to install signage for the storefronts at the Sketchers complex, including new signs above the windows of the smaller units and revision of the signage of the existing roof and pole signs. TPOA has no objection to the new above-window signs, but roof signs are no longer permitted and the pole sign is much higher and larger than now permitted. The Board voted to explore whether the roof and pole signs were ever permitted and, if not, to request their removal. **UPDATE:** At present, there is no evidence of the pole and roof signs ever having been permitted.

**19563 Ventura Green Cottage Restaurant:** The Green Cottage restaurant has applied for a Conditional Use Permit to serve alcohol and to allow entertainment. The Board was concerned that the recent addition of an outdoor patio area would reduce the number of available parking places and the entertainment noise would disturb the neighbors, especially at night. **UPDATE:** At a hearing on May 16, TPOA joined with the Tarzana Neighborhood Council in supporting the application with the conditions that alcohol only be served with meals and that entertainment be limited to two musicians inside the building, with a noise level not to exceed 60 decibels at the north side Ventura Blvd. curb. The owner has already signed an agreement with the neighboring properties to provide additional parking.

## **DISCUSSION**

**TPOA Annual Meeting and Town Hall Forum:** Concern was expressed at the approximately \$1200 cost of holding our Annual Town Hall Forums at the Braemar Country Club. David Garfinkle indicated that he would explore alternate venues. The topic suggested for the Forum was Crime and Safety in Tarzana. **UPDATE:** A very successful Town Hall Forum was held on May 25 at the Wilbur Charter for Enriched Academics. The cost for the venue was \$37.58. Participants in the Forum included our Councilman Bob Blumenfield, Captain Natalie Cortez and Detective Dunn of the LAPD West Valley Division, Raffy Astvasadoorian of the City Attorney's Office, and Elliot Durant, the TNC Public Safety Chair.

**TPOA Dues:** TPOA annual dues had remained at \$15 for many years while our expenses steadily increased, resulting in a significant decrease in available funds. The Board voted to raise the dues to \$25. **UPDATE:** Dues notices were mailed in mid-May.

**ADJOURNMENT:** The meeting was adjourned at 9:43 PM.