

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

Draft Minutes

The meeting was called to order by President David Garfinkle at 7:37 P.M. at the Tarzana Community and Cultural Center, located at 19130 Ventura Blvd.

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

MEMBERS ABSENT: Max Flehinger, Terry Saucier, Nancy Theroux, and Steve Webber

TREASURER'S REPORT – Nancy Theroux
\$4564.54 checking; 3528.44 savings.

APPROVAL OF MINUTES

The September 11 Draft Minutes were approved.

WELCOME OF GUESTS: Ted O’Karma, West Valley-Warner Center Chamber of Commerce Member and President of Columbia College Hollywood

MEMBERSHIP

255 Members

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

Vanalden/Greenbriar Median: The median has been cleaned up, the water system repaired, and dead plant material removed. However, there are three remaining problems: the condition of the trees (are they still viable), the need to replant the other vegetation, and the need to replace the Braemar sign. Due to the damage to the watering system over the past couple of years, the junipers in the median are mostly dead and the pine trees are in bad shape, losing a lot of needles. The chance of a pine tree falling and causing an accident or the needles igniting and causing a serious fire are major concerns. The Braemar Property Owners Association, in coordination with TPOA, is requesting that the City inspect the pine trees and hopefully fund replacement of the vegetation and of the Braemar sign. A request will also be made to the Braemar Country Club to contribute to the funding of the sign replacement. **UPDATE:** A meeting has been was held with Svetlana Pravina, Councilman Blumenfield’s Tarzana representative on October 20, to discuss the subject. She will request an inspection of the trees and investigate whether funds are available for the sign replacement and required landscaping.

Encino-Tarzana Community Plan Update: After extended discussion of the following issues and others suggested by community members and organizations, the Board voted to adopt several recommendations including:

1. The area of Tarzana between Topham/Oxnard and Victory should be included in the Encino-Tarzana Community Plan.
2. The current single family zoning should be retained.
3. The height and density limits in single family residential and commercial zones should be retained but additional density and an additional story may be permitted for new and major remodels that include a portion of the units for moderate income.

4. Melody Acres should retain its rural feel and animal keeping rights.
5. Upgrades to Ventura and Reseda Boulevards should include wider sidewalks, more tree trees, and X-crossings on Ventura at Yolanda and Reseda.
6. Efforts should be made to identify additional areas for parks.
7. An effort should be made to upgrade the Orange Line stations, particularly the station at Reseda and Oxnard.

A letter was forwarded to the Planning Department with our recommendations. **UPDATE:** The Tarzana Neighborhood Council provided a letter with similar recommendations.

18250 Ventura Medical Offices: A application has been submitted for a zone change from R1 to C2 on the south side of Ventura at 18520 Ventura and between Avenida Oriente and Etiwanda Ave.; demolish the existing single family homes and build two single story medical office buildings of approximately 3900 square feet each on the lots between Avenida Oriente and Etiwanda; and to convert the existing structure at 18250 Ventura to medical office space. Changes would be required to the Encino-Tarzana Community Plan and Ventura/Cahuenga Boulevard Specific Plan. The Board expressed concern about proposed access to the properties and parking and voted to oppose the project. **UPDATE:** Approximately 20 neighbors opposed the project at the October 16 Tarzana Neighborhood Council Land Use Committee Meeting and the Committee voted to oppose the project.

Conditional Use Permit (Beverages): TPOA received an indication that the City has taken the position that the State Department of Alcohol Beverage Control (ABC) has the sole responsibility for regulation off-site sales of alcoholic beverages and that the City has no ability to regulate land use issues such as density/proximity of sales venues and hours of operation. Leonard Shaffer will consult with the City Attorney's office on the issue. **UPDATE:** The Planning Department and City Attorney's office is currently investigating what restrictions could be imposed on these types of uses within the parameters of state law.

Overheight fences proposed at 4101 Vanalden Ave and 5340 Geyser Ave: The owner of the property at 4101 Vanalden Ave has applied for a Zoning Administrator's Adjustment to allow a maximum front yard fence height of to up to 10 feet, three inches and a pedestrian entrance portico whose roof would exceed 10 feet. The RA zoning of the property limits the height to six feet. The owner of the property at 5340 Geyser Ave has applied for an adjustment to allow an 11 foot block wall instead of the R1 zoning limit of 42 inches in the front and six feet in the rear. The Board opposed both requests. **UPDATE:** The Tarzana Neighborhood Council Land Use Committee also voted to oppose both projects at their October 16 meeting.

General Plan Update. The City General Plan is in the process of being updated. The plan consists of several elements which will be updated one at a time. The Planning Department held a briefing and citizen input meeting on October 7 to discuss the open space portion of the Plan. Ideas explored included:

- a. Deconstruction of the concrete Channel of the Los Angeles River
- b. The problem of homeless people in parks and along the River
- c. Better signage and directions to parks
- d. Better trails and signage in the mountain areas
- e. The effectiveness of "pocket parks"
- f. Requiring that new parks be at least 500 feet from freeways and earthquake faults
- g. More effective use of Quimby funds (funds levied on new construction)
- h. Placement of stands containing plastic bags for collection of dog feces in open areas.

ADJOURNMENT: The meeting was adjourned at 9:42 pm.