

TARZANA PROPERTY OWNERS ASSOCIATION
Board of Directors Meeting
September 11, 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: Max Flehinger, David Garfinkle, Shel Mittleman, Michael Povar, David Springer, Terry Saucier, Nancy Theroux, and Leonard Shaffer

MEMBERS ABSENT: Sandy Mittleman and Steve Webber

TREASURER'S REPORT – Nancy Theroux
\$4220.11.11 checking; 3528.26 savings.

APPROVAL OF MINUTES

The June 12 minutes were approved.

WELCOME OF GUESTS: Councilmember Bob Blumenfield; Andrew Pennington, Councilmember Bob Blumenfield's Senior Planning Deputy; Ted O'Karma, West Valley-Warner Center Chamber of Commerce Member and President of Columbia College Hollywood; Angela Shelley, new TPOA Member.

INSTALLATION OF BOARD MEMBERS: The TPOA Board, elected at the May 25 Annual Meeting and Town Hall Forum, was installed. Councilman Bob Blumenfield administered the oath of office

MEMBERSHIP

251 Members

TRANSPORTATION – Max Flehinger

Traffic on Reseda between Oxnard and Ventura: Traffic is extremely congested on Reseda in this area. Max met with DOT to see if there were methods to improve the traffic flow. The subject is currently under study. **Traffic onto the freeway from Tampa:** David Springer suggested a left turn arrow be installed to enable entrance from northbound Tampa onto the westbound 101 freeway during rush hours.

Yolanda and Ventura: Left turns from northbound Yolanda to westbound Ventura is a continuing problem, particularly with pedestrians crossing both streets. The problem is likely to get worse if the proposed health club on the east side of Yolanda becomes a reality as parking for that facility is across Yolanda, under the Whole Foods complex. The Council Office is exploring potential solutions. A pedestrian scramble/X crossing is one possibility.

Victory and Vanowen Traffic: The organization Frustrated Angelinos Stuck in Traffic (FAST) is trying to improve traffic flow on Vanowen and Victory. Suggestions in the past have included making the streets each one way (not supported by the community) and moving the bus stops to the far side of the intersections. FAST is attempting to form a task force to address the problem.

Weeds on medians: The City has engaged a new weed cleaning agency which is working its way through the area, cutting the weeds..

Semi-annual asphalt repair: Rather than repair a few potholes, the truck decision was made to repair the alley on the south side of Ventura. You can still call 311 to request repair of specific potholes.

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

Vanalden/Greenbriar Median: Resident Angela Shelley noted two problems with the median: the state of the vegetation and the very poor condition of the Braemar sign. Due to the lack of water, caused by damage to the watering system, 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 City now cleans up the needles periodically, but Angela Shelley indicated that we need to get the water going A.S.A.P. and replace the current vegetation with more drought tolerant plants. She understands the ownership of the median is unclear, and would like to know if there is an agency that could suggest drought tolerant plants and how to get water. Len Shaffer indicated that the median and vegetation are the responsibility of the City, while the Braemar sign is the responsibility of the defunct Braemar corporation. It appears that a piece of the watering system was stolen, causing the damage to the vegetation. Andrew Pennington, Councilman Blumenfield's Senior Planning Deputy said Engineering would have to repair the watering system and he will call Urban Forestry to check on the health of the trees. Angela Shelley also asked TPOA to make a contribution to fix and/or replace the Braemar sign; the TPOA Board made a motion to table the discussion about contributing funds to replace the sign. **UPDATE:** Residents in the area have formed the Braemar Property Owners Association to pursue improvements to the median.

Encino-Tarzana Community Plan: The update to the Encino-Tarzana Community Plan is in the early stage of the process. The Board discussion, which took up the major portion of the meeting, included 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. After extended discussion of these 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, increased tree canopies, and X-crossings on Ventura at Yolanda and Reseda.
6. Efforts should be made to identify additional areas for parks and an upgrade to be considered for the Orange Line stations.

UPDATE: The recommendations have been forwarded to Adrineh Melkonian of the Planning Department. The letter is attached to these Minutes. Similar recommendations have been forwarded by the Tarzana Neighborhood Council.

Linkage Fee Proposal: The Planning Department has proposed a linkage fee for new construction. The fee would be charged, based on the square footage of new single and multi-family units, and remodels greater than 1,500 square feet. The funds would be set aside to build and maintaining affordable housing. The item was tabled for discussion at to a future meeting.

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. Maya Zaitzevsky, the Associate Zoning Administrator (AZA), 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. **UPDATE:** AZA Maya Zaitzevsky issued a finding in support of the project.

Transit Oriented Communities Guidelines (TOC): The TOC guidelines provide that multi-family residential properties within a ½ mile radius of any major transit 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 an additional number of units, reduced lot area per unit, increased density, and reduced parking. Additional incentives include decreased setbacks and increased height. **UPDATE:** TPOA sent a letter to Councilman Blumenfield indicating our concerns. The Councilman, has provided returned detailed comments on the subject.

ADJOURNMENT: The meeting was adjourned at 9:42 P.M.