

TARZANA PROPERTY OWNERS ASSOCIATION
Board of Directors Meeting
April 9, 2018

Minutes

The meeting was called to order by President David Garfinkle at 7:33 P.M. at the Tarzana Community and Cultural Center, located at 19130 Ventura Boulevard.

MEMBERS PRESENT: Max Flehinger, David Garfinkle, Leonard Shaffer, Ted O’Karma, Michael Povar, and David Springer

MEMBERS ABSENT: Sandy Mittleman, Shel Mittleman, Terry Saucier, Nancy Theroux, and Steve Webber

TREASURER’S REPORT – Nancy Theroux
Checking \$2,768.25; Savings \$3,528.78.

APPROVAL OF MINUTES

The March 2018 Minutes were approved.

TRANSPORTATION – Max Flehinger

Max Flehinger briefly updated the Board on the problem of tree roots uplifting the pavement on Ellenita and Greenbriar and nearby streets, traffic congestion on Reseda Boulevard between the Orange Line and Ventura, street repairs on Vanalden, ideas to improve ridership on the Orange Line, and speeding on Oxnard between Wilbur and Reseda. He also discussed the need for a better analysis of the traffic impact of the proposed mixed use facility at 19336-19360 Ventura (the “Car Wash” site) on Ventura and surrounding streets.

PLANNING & LAND USE/TNC – David Garfinkle

Mixed Use Project at 19336 -19360 Ventura Boulevard: Area residents have expressed strong concern about the proposed project. As an example, approximately 35 area residents came to the April 3rd Town Hall sponsored by the Tarzana Neighborhood Council Land Use Committee discussion on the proposed project. Representative Brad Rosenheim discussed the proposed project, which consists of a 4-story mixed use building, with 59 residential units and approximately 9,250 square feet of commercial/restaurant space on the ground floor. Most of his presentation addressed the variances requested and the applicable code provisions at the site. Notably absent from his presentation was any response to the problems repeatedly raised by the neighbors including the traffic impact on Ventura, Aura, Redwing, and Tampa; invasion of the privacy on adjacent neighbors on Aura due to the height of the proposed rooftop recreation area on the south side of the project; the noise impact on the neighborhood; and the inadequacy of the City traffic note (not formal traffic report) provided by a representative of the Transportation Department. A number of residents and Representative Brad Rosenheim came to the April 9 TPOA Board meeting. There was a brief discussion, with no new information, and the Board voted to postpone taking a position until a formal traffic report was available and whether the

developer was willing to make any changes to reduce the impact of the proposed project on the neighborhood.

SB 827 Update: This egregious bill proposed to override all zoning within a ½ mile radius of a major transit stop, including the Orange Line stops, or ¼ mile radius of high quality bus line stop where buses operate no more than 15 minutes apart during rush hours. It would have allowed buildings up to 55 feet in height, greatly increase the allowable building floor area; significantly reduce/eliminate the required setbacks from the property line; and eliminate essentially all requirements for on-site parking. TPOA sent letters in opposition to Councilman Bob Blumenfield and State Senator Henry Stern. Essentially all homeowners associations, Neighborhood Councils, the City Council, and many other organizations vigorously opposed the proposed bill. Individuals sent letters and made phone calls to all members of the State Senate Transportation and Housing Committee. As a result, the proposed bill was dropped, although we need to watch for any new proposed legislation which would replicate all or major portions of the bill.

Short Term Rental Update: The regulation is bouncing around between the City Planning Commission, the City Attorney, and the City Council with regards to maximum allowable days for short term rentals in a year. Limits range between 120 and 240 days a year. The proposed ordinance would also include requiring the owner to live on the property, limit one short term rental per property, and require registration of the property and payment of the applicable taxes and fees. **UPDATE:** the City Council approved the ordinance and returned it to the City Planning Commission and the City Attorney for formal wording.

DISCUSSION:

2018 Annual Meeting and Town Hall Forum: Our Annual Meeting and Town Hall Forum will be held in on May 21. The subject is “Impact of recent legislation on our community”.

UPDATE: Councilman Bob Blumenfield and Building and Safety General Manager Frank Bush have accepted our invitations to participate in the forum. More information will be mailed and sent by e-mail shortly.

ADJOURNMENT: The meeting was adjourned at 9:43 P.M.