

**TARZANA PROPERTY OWNERS ASSOCIATION**  
**Board of Directors Meeting**  
**February 12, 2018**

**Draft Minutes**

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

**MEMBERS PRESENT:** David Garfinkle, Sandy Mittleman, Shel Mittleman, Michael Povar, Ted O’Karma, Terry Saucier, Leonard Shaffer, and David Springer

**TREASURER’S REPORT** – Nancy Theroux  
Checking \$2768.25; Savings \$ 3,528.78

**APPROVAL OF MINUTES**

The January 2018 Minutes was approved.

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

**SB 827:** State Senate bill SB 827 would eliminate the ability of Los Angeles and other municipalities to control local zoning regulations. For property within a ½ mile radius of a major transit stop or ¼ mile radius of a major transit corridor, it would allow increases in the height of buildings up to 85 feet, even for buildings currently zoned for single family residences. It would also allow increase in floor area ratios, decrease building setbacks from the property line, and eliminate parking requirements. This proposition would affect essentially all of Tarzana except the hillside area. The TPOA Board voted unanimously to oppose SB 827. TPOA will arrange meetings with Senator Henry Stern and other local organizations to oppose SB 827. **UPDATE:** A number of revisions have been made to the proposed legislation, including changing the ¼ mile radius of a major transit **corridor**, to a ¼ mile radius of a high frequency **bus line**. Given the major bus lines on Ventura, Victory, Burbank, and Reseda, there is no difference in the coverage in Tarzana. The Tarzana Neighborhood Council Board also unanimously voted to oppose the bill. A letter from both organizations to Councilman Blumenfield is attached.

**Berggruen Institute:** The Proposed Plan would include construction of an extensive institution on 450 acres across two adjacent ridgelines located in the Santa Monica Mountains between the Getty Center and the Mountaingate community on the west side of Sepulveda Pass. Much of the 450 acres currently proposed for the Institute cannot be developed as it is on land protected by recorded easements, held by the Santa Monica Mountain Conservancy, won in litigation against the prior site owner. The project would impact the open space, trails, and animal habitat that connect the area to the “Big Wild” region of the mountains. In addition, the access to the project would be off of the Sepulveda Boulevard/I-405 corridor which is already overcrowded and would be severely impacted by the proposed conferences of several hundred people to be held there. In addition, the project would be in a very high fire hazard severity zone. The real question here is: why should the citizens of Los Angeles give up the highly prized Santa Monica Mountain area for a project which would not appear to provide any benefits to the community. As there does not appear to be any particular tie-in to Los Angeles by the group, there are certainly places where the institute could be built without the severe impact of the currently proposed plan. The TPOA Board voted unanimously to join the Federation of Hillside and Canyon Associations,

City Councilmen Koretz and Bonin (whose districts include the proposed site) and many other organizations in opposing the project. The Institute has not yet filed an application.

**Whole Foods Liquor CUP:** The Conditional Use Permit (CUP) for on-site sale and service of alcohol is coming up for renewal. As there is no change from the current CUP, the Board voted unanimously to support the renewal.

**Noisy Residences:** The City is in the process of adopting an ordinance to control residences that are frequently guilty of excessive noise. After a complaint of loud or unruly gatherings at residences in the City there will be an inspection, followed by an escalating series of administrative fines, starting at \$100 for the first violation. The Board voted unanimously to support the Noisy Residences ordinance.

**Build With Strength, Los Angeles:** This organization was formed to make sure that new construction of concrete buildings are well reinforced. The organization asked to speak at the TPOA meeting; however they did not attend.

**Providence Tarzana Medical Center Update:** At a recent meeting attended by local residents and Medical Center employees there were updates regarding the scheduled construction. The earlier plan to repair the main building turned out not to be feasible. Instead, they will rebuild the lobby area of the main hospital building as well as improving the emergency and diagnosis and treatment areas. The project also calls for construction of a new six level parking structure. The new circulation pattern will improve access to the medical functions and decrease the traffic impact on adjacent streets. The main entrance will be off of Burbank Boulevard and will include adding a new lane from the western boundary of the property to the eastbound 101 freeway onramp. There will still be an entrance on Clark Street for patients at the Doctors' building. The patient's wing will be 120 foot high. If they plan for any other building to be more than 45 feet high, even if it is for medical use, they will have to apply for a special use permit.

**Pet Shop Ordinance Update:** The proposed ordinance would allow kennels in the C2 zone by right (most retail commercial establishments are in this zone). The purpose of this proposal is to make it easier to have more pet rescues by allowing kennels where there are more people who might frequent these locations. Currently, kennels in the C2 zone require a zone variance. This proposal would allow by right C2 location based on a number of limitations including number of animals, distance to the front of the store, and a limit of 30% of the entire area of the facility to housing for dogs and cats. Nothing in the proposed ordinance currently addresses distance to residences or to restaurants or food related establishments. The TPOA Board opposed the by-right provision and proposed that the ordinance be amended to require a 500 foot separation between such kennels and food related establishments. Other concerns include the noise factor, elimination of any outdoor activities except for on-leash walks, and the requirement for a public hearing for any requests for a kennel in the C2 zone. As noted in last month's minutes, subsequent discussions have been held with Andrew Pennington, Councilman Blumenfield's Senior Planning Deputy, and with the Land Use and Animal Welfare Committees of the Tarzana Neighborhood Council (TNC). A final position is still being discussed; the TPOA Board has amended its position and would suggest a 200 foot separation from food related businesses. The City hearing is currently scheduled for April.

**Orange Line Transit Neighborhood Plans:** As noted in last month's minutes, a number of Orange Line improvements are planned as a result of Proposition M. The Orange Line will be all-electric buses by FY 2020. The average time from end to end (Chatsworth to North Hollywood) is predicted to be reduced from 55 to 39 minutes – by improvements in signal timing, the installation of gates at cross streets and an elevation above street level from Sepulveda to Van Nuys Boulevards. The predicted date of completion is 2025-2027. Conversion to light rail is scheduled for 2053-55. A series of community discussions have been held concerning other aspects, including providing restrooms, snack bars, and

other amenities at the stations. Other adopted and proposed City and State legislation would allow increased residential density near major Orange Line stops, including the stop at Reseda and Oxnard. The City Planning Department is working on plans to integrate the various measures with the Ventura-Cahuenga Corridor Specific Plan and the Community Plan.

**DISCUSSION OF OTHER SUBJECTS**

Michael Povar reported that people are once again dropping trash on Philipprimm Street between Wilbur and the Post Office. He recommended looking into moving the fence that runs along the freeway to the curb to discourage this.

TPOA Board member Ted O’Karma invited the TPOA Board members to tour Columbia College, and hold the March TPOA meeting in the College conference room. **UPDATE:** The March 12 Board meeting will be held at Columbia College, 18618 Oxnard, starting at 7:30 pm.

Len Shaffer recommended that TPOA create a Facebook page; TPOA’s Facebook page could also feature local businesses. Michael Povar offered to meet with David Garfinkle to discuss establishing it.

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