

**TARZANA PROPERTY OWNERS ASSOCIATION**  
**Board of Directors Meeting**  
**June 11, 2018**

**Minutes**

The meeting was called to order by President David Garfinkle at 7:40 p.m. at the Tarzana Community and Cultural Center, 19130 Ventura Blvd., Tarzana.

**MEMBERS PRESENT:** Max Flehinger, David Garfinkle, Sandy Mittleman, Shel Mittleman, Ted O’Karma, Terry Saucier, Leonard Shaffer

**MEMBERS ABSENT:** Michael Povar, David Springer, Nancy Theroux, Steve Webber

**TREASURER’S REPORT** – Nancy Theroux  
\$1418.81 Checking; \$3529.05 Savings

**APPROVAL OF MINUTES**

The May minutes were approved.

**GUESTS:**

Neighbors Steve Houser, Cheryl Trivision, VJ Ferrar, Iris Ross and Cheryl Crane attended to speak about the party house located at 4706 Viviana Drive.

**PLANNING AND LAND USE/TNC – Len Shaffer / David Garfinkle**

**Noisy Residences Update:** Neighbors have complained about excessive noise over the past two Saturdays from the home located at 4706 Viviana Drive. In addition to the noise, the street was blocked most of the day by large trucks delivering food, porta potties, etc. An anti-noise ordinance is currently in effect. It indicated that disturbing noise, audible up to 500 feet from the property, and vehicle obstruction of the street is citable. Leonard Shaffer also mentioned that noise that can be heard more than 125 feet away day or at night is citable. David Garfinkle recommended that disturbed neighbors call the police. There are fines that start at \$100, and increase up to \$8000 for the fifth and subsequent violations. In addition to contacting the police, it was recommended that the neighbors directly contact Officer Scoggins, Raffy Astvasadoorian the neighborhood prosecutor, and Svetlana Pravina in Councilmember Bob Blumenfield’s office. David Garfinkle will also get in touch with these officials. Officer Daryl Scoggins has indicated that he will make it a priority to respond to reports. The property owner has been contacted to set up a meeting. The home is listed on various party rental websites. David Garfinkle moved that TPOA send a letter to the appropriate places i.e., the police department, and Raffy Astvasadoorian, about the noise problem and the lack of meaningful enforcement. The motion was approved. **UPDATE:** After learning about the problem, the owner of the house evicted the renter. No new instances of loud noise have occurred. **ADU Update:** The latest draft of the ADU (second dwelling) Ordinance would not require public notice or hearings to add an ADU on a single family zoned property. It would modify existing regulations by allowing ADUs not only to an existing family house but on a proposed family residence. Currently detached ADUs can be up to 1200 square feet; attached ADUs can be up to 50% of the floor area of the primary dwelling up to a 1,200 foot maximum. The ordinance would allow parking in rear and side yards, including tandem parking. TPOA recently sent a letter requesting that the Planning Department retain the provision to require administrative review.

Leonard Shaffer objected to the restriction that prohibits ADUs built on a hillside lot. Another provision places a limit of one ADU per single property. TPOA will draft a supplementary letter to Vince Bertoni, Director of Planning and Councilmember Bob Blumenfield calling for better enforcement of the existing and proposed code. **UPDATE:** the proposed ordinance is still undergoing review by the City Planning Commission.

**Sidewalk Vending Update:** The proposed ordinance would decriminalize sidewalk vending but would require a permit, payment of fees and taxes, and inspection by the county for vendors selling food. In addition, the vendors have to have the approval of adjacent store owners and would be limited to two vendors per block face. Another ordinance prohibits sidewalk vending in a park.

**UPDATE:** The proposed ordinance is still undergoing review.

**TOC Update:** The Transit Oriented Communities Ordinance has been adopted, based on State Measure JJJ. This measure does not affect single family homes but is limited to structures of five or more units on a property located within ½ mile of a major traffic stop. It allows a number of by-right incentives and off-menu incentives not normally allowed under the code for projects that include affordable housing, based on tiers that take into consideration the distance the property is from the nearest major transportation hub and the percent of affordable housing units. The by-right incentives include an up to 80 percent increase in the number of units, and a 50 percent increase in the total floor area ratio of the development. In addition, required parking is severely limited. Off-menu incentives include a two story or 22 feet allowable increase in height, and severely decreased open space and side and rear yards. Leonard Shaffer noted that builders are finding it is too expensive to build these units; non-profits seem to be the only ones interested in JJJ.

**Home Sharing Ordinance Update:** The Home Sharing Ordinance addresses short term rentals of 28 days or less. The current version would limit rentals to a total of 120 days per year; the owner must live on the property; only one shared unit would be allowed per property; and the owner must have a permit, pay fees, etc. TPOA sent a letter asking Planning to adopt the prior version, including the provision that rentals be limited to a total of 80 days per year. **UPDATE:** The ordinance is still being amended including a proposed provision that would allow a total of 240 days rental per year under certain conditions.

**Appeal of 5340 Geyser Over-Height Fence.** TPOA appealed the Zoning Administrator's decision to allow the over-height fence. Our concern is that approval would set precedence. **UPDATE:** The owner submitted a revised proposed height of the fence and the South Valley Area Planning Commission approved the revision and denied our appeal.

## **DISCUSSION**

**2018 Annual Meeting and Town Hall Forum:** The forum was a success with excellent presentations and questions from the audience. Approximately 80-100 people attended. Information had been sent to approximately 2,000 households.

**Dues Notices:** Notices are in the process of being sent to all of our members and non-members that attended the TPOA Town Hall.

**Board Installation:** The Board installation will take place on September 10, the second Monday in September. **UPDATE:** Due to a conflict the installation was actually held on September 11.

## **ADJOURNMENT**

The meeting was adjourned at 9:01 p.m.