

TARZANA PROPERTY OWNERS ASSOCIATION
Board of Directors Meeting
March 12, 2018

Minutes

The meeting was called to order by President David Garfinkle at 7:40 P.M. at the Columbia College, located at 18618 Oxnard Street, Tarzana, CA 91356.

Thanks to Board member Ted O’Karma who hosted the meeting and provided a tour of the Columbia College facility

MEMBERS PRESENT: Max Flehinger, David Garfinkle, Sandy Mittleman, Shel Mittleman, Ted O’Karma, Michael Povar, Terry Saucier, David Springer, and Nancy Theroux

MEMBERS ABSENT: Leonard Shaffer and Steve Webber

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

APPROVAL OF MINUTES

The February 2018 Minutes was approved.

TRANSPORTATION – Max Flehinger

Traffic Congestion on Reseda Boulevard North of Ventura Boulevard: Traffic on Reseda between Ventura and the Orange Line is very heavily congested. Possible remediation measures are being investigated by the Department of Transportation (DOT).

Tree Roots Raising Pavement on Ellenita Avenue: Tree roots on Ellenita between Greenbriar Drive and Aleman Drive, and on other nearby locations, are raising the street pavement, causing a significant traffic hazard. The Bureau of Street Services (BSS) has notified the owners of the adjacent properties. One of the locations on Ellenita has been repaired. In response to our request for “warning” signs at these locations, the DOT informed us that they have no signs that are specific for this type of hazard. They will urge the BSS to expedite repairs. Councilmember Blumenfield’s office is also making that request of the BSS.

Street Repair of Vanalden Avenue from Ventura Boulevard to Greenbriar Drive: The surface of Vanalden between Ventura and Greenbriar is in poor condition, a situation acknowledged by the BSS. They will schedule a repair of Vanalden at Ventura “when personnel and equipment are available.”

Pooling of Water at Ventura Boulevard and Vanalden Avenue: Water continually pools at the southwest corner of Ventura and Vanalden. A request for remediation was forwarded to the City and Metro. The Bureau of Engineering is investigating this. We have had no response from Metro. Repair of the roadway at Ventura/Vanalden (see above) may help to remedy this.

Semi-annual Street Repair Truck in Tarzana: Rather than fill miscellaneous potholes, the annual street repair truck is repairing the alley south of Ventura between Yolanda and Topeka in sections during each visit. The latest attempt to repair the alley between Donna and Topeka was cancelled as the alley was too wet to repair.

Bus and Light Rail Travel: The TNC Transportation Committee discussed possible measures to make bus and light rail travel more desirable such as better schedules and cleaner buses. We welcome any ideas and will convey them to Metro.

RV Parking on Philipprimm Street: There has been a significant increase in RV parking on Philipprimm between Yolanda and Wilbur. Max Flehinger will look into whether they have to abide by the 72-hr limit for commercial vehicles.

Other Traffic Concerns: Michael Povar raised concern about the large auto-hauler parking on Wilbur north of the Ventura Freeway. Ted O’Karma expressed concern about drivers speeding on Oxnard in front of the Columbia College and the danger of making a left turn from the College onto Oxnard.

PLANNING & LAND USE/TNC – David Garfinkle

Build With Strength: Representatives Seth Jacobson and Melody Forsythe spoke about Build With Strength, Los Angeles, an organization which is involved in developing City ordinances concerning fire safety standards for buildings. After the fire at the Di Vinci apartment 2 years ago, which cost the City \$18 million to combat, Councilmember Bob Blumenfield asked Build With Strength to explain codes, regulations and why structures were so prone to fire. A primary reason was that in order to reduce costs, the City allowed builders to use untreated wood for construction of building 8 stories or less. As a result, the City is considering an ordinance which would require wood used in construction of these buildings to be treated and would require a 24-hour fire watch during construction due to the presence of combustible materials. An additional provision would be the need for upgraded sprinkler systems that would need to be installed early in the construction. Questions included the cost impacts of the proposed ordinance, and the plausibility of a 24-hour guard on smaller projects. A TPOA position on the proposed ordinance was postponed until the April 9 meeting. The first City hearing is tentatively scheduled for mid-April.

Mixed Use Project at 19336 -19360 Ventura Boulevard: There is strong concern about the proposed project by area residents. As an example, approximately 25 area residents came to the Tarzana Neighborhood Council Land Use meeting to oppose the project, which would create a 4-story mixed use building, with 59 residential units and approximately 9,250 square feet of commercial space on the ground floor, including two restaurants. The developer originally proposed entrance and exits onto side streets, primarily Aura Avenue. Neighbors were very concerned about traffic in their neighborhood, on Aura and Redwing as well as on Ventura. As a result the developer said he would reconsider entrance from Ventura and exit by right turn only on Ventura. The project as proposed would require some variances. The developers’ representatives suggested a community meeting to discuss potential concerns and changes. TPOA tabled the subject until after the proposed community meeting and release of a traffic report. **UPDATE:** The Community Town Hall was held on April 3. Approximately 35 neighbors attended.

Community Plan Update and Integration with Other Legislation: The Planning Department is working to update the Encino-Tarzana Community Plan which hasn’t been updated since the 1990’s. The update will be part of the effort to integrate the plan with other existing and proposed City and State legislation including the General Plan and the Ventura/Cahuenga Boulevard Corridor Specific Plan and the Mulholland Scenic Parkway Specific Plan. The Transit Oriented Community Ordinance is a driving force as it deals with density, floor area ratio,

setbacks and parking requirements for multi-residential developments within ½ mile of major transit stops. The General Plan has a number of elements including Open Space, Equine, and Hillside. The Planning Department has been holding hearings to gather community input on those elements. Key inputs to the Open Space Element were to retain and upgrade current parks and consider converting the open space under the transmission lines just east of Wilbur to parkland. Key input to the Equine Element was to retain the current provisions allowing equine keeping in RA properties with current regulations concerning distances between the equine keeping area and residences. The key input to the Hillside Element was to keep the current provisions, including the Baseline Hillside ordinance, but to not allow Accessory Dwelling Units (ADUs) on substandard hillside streets.

SB 827 Update: This egregious bill proposes 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 allow buildings up to 85 feet in height (106 feet as one bonus for properties that include affordable housing); greatly increase the allowable building floor area; significantly reduce/eliminate the required setbacks from the property line; and eliminate requirements for on-site parking. It would be applicable to essentially all of Tarzana north of the hillside areas. TPOA sent letters in opposition to Councilman Bob Blumenfield, and to State Senator Henry Stern. **UPDATE:** The Los Angeles City Council has gone on record in opposition to the proposed bill as has essentially every neighborhood council, homeowners association, and community organization in the Valley.

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 requirement registration of the property and payment of the appropriate taxes and fees.

Sidewalk Vending Update: The proposed Sidewalk Vending Ordinance would allow vendors to sell goods from carts on the sidewalk with a number of requirements. Proposals include permitting by the City, limiting the number of vendors to two per each side of a block, obtaining consent from adjacent fixed-site merchants, and regular inspections for vendors selling foodstuff.

DISCUSSION:

2018 Annual Meeting and Town Hall Forum: Our Annual Meeting and Town Hall Forum will be held in mid-May. David Garfinkle suggested one idea would be to have someone from the Planning Department to discuss current and proposed ordinances and asked other Board (and community members) to suggest other ideas.

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