

TARZANA PROPERTY OWNERS ASSOCIATION

Board of Directors Meeting

May 14, 2018

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 Blvd., Tarzana.

MEMBERS PRESENT: Max Flehinger, David Garfinkle, Sandy Mittleman, Shel Mittleman, Ted O’Karma, Michael Povar, Terry Saucier, and David Springer. Nancy Theroux joined the meeting after the beginning.

MEMBERS ABSENT: Leonard Shaffer and Steve Webber

TREASURER’S REPORT – Nancy Theroux
Checking \$2,446.09; Savings \$3,528.96

APPROVAL OF MINUTES

The April minutes were approved

GUESTS: TPOA Beverly Cernicky expressed concerns about a neighbor having multiple rentals units on the same single family zoned property and posting “No Parking” signs adjacent to the property. She was advised to attend the TPOA Town Hall and speak to Planning and Building and Safety officials at the event or to contact them directly.

MEMBERSHIP RENEWAL

Renewal of TPOA memberships in the West Valley – Warner Center Chamber of Commerce and the Tarzana Community & Cultural Center were unanimously approved.

TRANSPORTATION – Max Flehinger

Tree Roots Intruding into Street: Tree roots are raising the pavement on Ellenita between Greenbriar and Aleman and in other locations. One location on Ellenita has been repaired. The Transportation Committee called the Bureau of Street Services (BSS) to request that they expedite repair there and at the other locations. Councilmember Blumenfield has been asked to visit the sites to ascertain the degree of roadway damage and safety hazard.

Traffic Accidents at Columbia College: A number of traffic accidents and near collisions have occurred on entering and departing Columbia College Hollywood (18618 Oxnard Street). Speeding vehicles on Oxnard have been an ongoing hazard to vehicles entering and exiting the mid-block campus. One serious motorcycle accident occurred recently; many “near misses” have been reported. Svetlana Pravina, from Councilmember Blumenfield’s office, checked with the Los Angeles Department of Traffic (LADOT), which indicated that there have been no accidents reported at that site in the recent past. Their records seem incomplete as at least one serious motorcycle accident was reported within the last year; the Transportation Committee will follow up to update the record. To mitigate the problem, the school requested that any or all of the following be pursued: installation of a stop sign at Yolanda and Oxnard; “school zone” signs be placed on Oxnard; a radar speed reader be installed on Oxnard.

Aura/Ventura Traffic. The proposed mixed use project at 19336-19360 Ventura (the “car wash site”) would present a significant traffic flow problem on Ventura and surrounding streets as a result of entering and exiting the project. Neighbors have suggested a number of possible mitigations, but the developer has not investigated them in detail. The Transportation Committee discussed several options for traffic flow in the area, but concluded that, at least for now, this is the developer’s problem.

RV and Truck Parking on Philipprimm Street: Parking of large vehicles on the stretch of Philipprimm between Yolanda (the Post Office) and Wilbur has been a problem for many years. These wide vehicles constrict the

flow of traffic on this heavily travelled small street. Periodic attempts to alleviate the problem of large trucks have included warnings and issuance of citations. The trucks seem to simply move to another location, often on Wilbur. More recently, the street has seen extensive parking by homeless people in their RVs. Residents have complained that the people in the RVs leave trash and other waste on the stretch of land next to the freeway. Councilmember Blumenfield introduced a motion in the City Council prohibiting parking of vehicles that are in excess of 22 feet in length or more than 7 feet in height during the hours of 2:00 A.M. and 6:00 A.M. The resolution stated that, upon its passage; “tow away” signs will be posted, along with signs indicating the prohibited parking hours.

PLANNING AND LAND USE/TNC–David Garfinkle

Motel Conversion to Affordable Housing: An ordinance to allow conversion of motels to affordable housing is working its way through the City Council. The proposed ordinance would help alleviate the current homelessness problem by allowing low occupancy rate motels to convert and offer permitted affordable housing or temporary housing. The City would expedite the conversion of the motel to affordable housing, but the cost would be borne by the motel owners; no city funds would be used.

Licensing of Residential Drug and Alcohol Treatment Facilities: Currently there State regulations govern group homes, including drug and alcohol treatment facilities, with more than six residents. However there are no regulations for homes with six or fewer residents. A resolution has been introduced in the City Council to investigate regulatory options, including those adopted by other cities. Any regulation must not conflict with the State law. The Board voted to table a review of the subject until more definitive information is available.

SB 827/SB 828 Update: SB 827, which would have essentially eliminated City zoning within ½ mile of high frequency transportation, was defeated, thanks to widespread opposition by the City of Los Angeles, homeowners associations, neighborhood councils, and many other organizations. However, a modified version is likely to be introduced in the future. In the meanwhile, SB 828 is being considered by the State legislature. SB 828 would require each city to identify the number of housing units that should be built in each area by law, and to increase that number of housing units by 25%. Various State legislative committees are reviewing SB 828.

Short Term Rental Update: The proposed short term/home sharing ordinance was modified recently. It provides a number of including up to 120 rental days per year. In some cases there can be an exception to the proposed 120 days maximum short rental of the residence. If the proposed residence can meet these additional requirements, including added fees and the concurrence of neighbors, then the number of days rented can go up to 240 days per year. Question raised at the Board meeting included how to ensure that the regulations are enforced. TPOA had previously supported a strict 120 day limit. The Board again unanimously voted to limit the number of days rented to 120 per year and to require strict enforcement.

Accessory Dwelling Unit (ADU) Update: The proposed City ADU ordinance is working its way through the City process. Local regulations on ADUs must conform to State law. The Board reviewed the revised draft of the ordinance. One of the proposed changes to earlier versions include the provision that in RA zones for properties greater than 17,500 feet, the ADU can be up to 1,200 square feet, regardless of the size of the main home. An additional provision would be that the ADU cannot interfere with horse keeping rights of adjoining properties. One other provision would prohibit ADUs in hillside areas. The Board voted unanimously to support the Ordinance with one exception. Where the propose to the City code now states: *An Accessory Dwelling Unit is permitted only on a parcel that contains an existing single-family dwelling unit or where a new single-family dwelling unit is proposed*, the Board voted to eliminate the “or where a new single-family dwelling is proposed” provision.

DISCUSSION

2018 Annual Meeting and Town Hall Forum: The 2018 Annual TPOA Meeting and Town Hall Forum will be held at the Wilbur Avenue Charter for Enriched Academics on May 21. The theme of the Town Hall Forum will be “Impact of recent legislation on our community.” Our City Councilmember, Bob Blumenfield, Vince Bertoni, Director of Planning, Frank Bush, General Manager of the Department of Building and Safety, and Jesse Gabriel, candidate for the State Assembly will comprise the panel. The panel will be followed by a question and answer session. TNC has agreed to support the event. In addition to notice to TPOA members, the

event is being extensively advertised via the TNC website, e-blasts, facebook, the West Valley – Warner Center Chamber of Commerce, the Tarzana Community and Cultural Center, NextDoor, and Neighborhood Watch South. **UPDATE:** The 2018 Annual Meeting and Town Hall Forum was a great success. Sandy Mittleman, Michael Povar, Leonard Shaffer, David Springer, Nancy Theroux, and Ted O’Karma were elected to the TPOA Board. Note that David Garfinkle, Max Flehinger, Shel Mittleman, and Terry Saucier were elected last year to serve through 2019. Councilmember Bob Blumenfield briefly discussed the general state of the City including the City budget, homelessness, recent City ordinances, and the interplay between planning and implementation in an entity as complex as the City of Los Angeles. He was followed by Vince Bertoni, Director of Planning, who complimented Councilmember Blumenfield’s message, again noting the interplay between planning and implementation. Particularly interesting was his description of the Planning Department’s acknowledgement of the importance of the Valley, with 40% of the City’s population, and the increases to be implemented in Valley staffing and services including public counter staff and community liaison. Frank Bush, General Manager of the Department of Building and Safety, followed with a discussion of the several aspects of the department and its role in ensuring that developers abide by the City’s regulations. Jesse Gabriel followed up with a discussion of the complexity of the interaction between City and State regulations. The question and answer session following the presentations allowed an in depth look at some of the issues.

Additional Board Members: There are openings for additional Board members. Contact Board President, David Garfinkle, at 818-881-6318 or drgarfinkle@scbglobal if you are interested.

ADJOURNMENT The meeting was adjourned at 9:19 P.M.