

TARZANA PROPERTY OWNERS ASSOCIATION
Board of Directors Meeting
September 11, 2018

Minutes

The meeting was called to order by President David Garfinkle at 8:08 p.m. at the Tarzana Community and Cultural Center, 19130 Ventura Blvd., Tarzana.

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

MEMBERS ABSENT: Leonard Shaffer

TREASURER’S REPORT – Nancy Theroux
Checking: \$5886.70; Savings: \$2779.27

GUESTS:

Alison Pugash, Planning/Economic Development Deputy, District 3 Councilmember Bob Blumenfield’s office

TRANSPORTATION -Max Flehinger

Asphalt Repair: The semi-annual SAR (small asphalt repair) truck was in Tarzana on August 15. It appears that repairs were done to the alley south of Ventura Boulevard between Donna and Wilbur, as we requested.

Broken Pavement: We have received reports of broken pavement and water collecting in the street on Avenida Oriente and Avenida Hacienda between Linnet and Wells. The Committee will inspect the area and discuss its finding at the next meeting.

Tree Roots into Street: We have received reports of tree roots growing into the street, causing the pavement to buckle in various locations. The damage was inspected by the Bureau of Street Services (BSS) and, in some cases, found to be caused by roots of trees on private property. The responsible property owners have been notified and received citations but so far only one of them has complied. In several of the locations, the trees have been cut down but the street has not yet been repaired. We have been told, by the City Council, that it is the property owners who would be liable should there be an accident now that they have been cited. The City can’t go in and take down trees on private property. The City will keep citing the violators until the case is escalated to the City Attorney’s office. Councilmember Blumenfield’s deputy, Svetlana Pravina, has urged the BSS to follow up in issuing citations. **Update:** The pavement that was buckled from tree roots on Greenbriar, near Midwick Lane, has been ground down and paved over. In the other areas where tree roots are lifting the pavement, nothing has been done.

Broken Pavement in Alley: At our request, the Bureau of Sanitation and the BSS have inspected the alley between Collins and Hatteras west from Etiwanda where the pavement is seriously broken down. We were told, again, that there probably is no money to repair the alley and that we should ask Councilmember Blumenfield for any available funds. We have done so. The TNC Transportation Committee read a May, 2018 report from the CAO (City Administrative Officer) titled “Bureau of Street Services Resources Needed to Repair Alleys Located in Council District Three.” This was from the

June, 2017 request from Councilmember Blumenfield to report back on the number of alley-miles within CD3 and an estimate of costs to make the necessary repairs. Regarding *just paved alleys*, the report says that “reconstructing can cost between \$300,000 and \$525,000 per lane mile.” Based upon the alley paving requests received from the 15 Council districts, versus the total of \$0.5 million provided to the Bureau in the 2017-18 budget for alley paving, there may be nothing that we can do. The Committee will contact the abetting home owners associations to see if they are interested in financing the alley repair.

Sepulveda Transit Corridor Project: Metro is conducting a feasibility study, to be completed by summer/fall 2019, to evaluate a range of high capacity rail transit alternatives between the San Fernando Valley and the Westside. The project is scheduled to be completed by 2035. An accelerated completion goal is 2028, in time for the Olympics. From the Westside, the line is scheduled to continue to LAX. Under consideration are light and heavy rail, rubber tire rail (like the Mexico City subway), and a tunnel through the Santa Monica Mountains.

East Valley Transit Corridor Update: A decision has been reached on the project. A light rail system will be built, running 9.2 miles, on a median, along Van Nuys Boulevard, from the Sylmar Metrolink Station at the north end, to the Orange Line Busway at the south. Two auto traffic lanes will be removed from Van Nuys Boulevard to accommodate the new system.

Metro Orange Line (MOL) busway improvements: Metro has completed a study which recommended improvements that will enhance the BRT (Bus Rapid Transit) speed, safety, reliability and ridership. Proposed improvements include grade separation on major streets, minor street closures, better signal priority technology, and gating systems.

PLANNING AND LAND USE/TNC – David Garfinkle

5431-5505 Reseda Boulevard Mixed Use: The proposed mixed use project consists of 2546 square feet of commercial space on the ground floor and four additional stories of 40 residential units. David Garfinkle expressed concern because the only access to both the residential and commercial space is through the narrow, 20 foot wide, alley. To limit access and egress to a large project like this with 40 residential units and extensive commercial space will not be feasible through a narrow alley between the Sharky’s restaurant and the mini-mall at the northwest corner of Ventura and Reseda. In addition, the too tall, five story building extends all the way to the property line on the north and south sides and has only a five foot setback from Reseda at the front and the 10 foot setback from the alley at the rear. Another concern if this is approved is that we can expect to see this kind of building replacing the one and two story commercial buildings along Reseda and Ventura Boulevards. One good aspect of the proposed project is rather than an elevator to the roof, there is an escalator, which does not add significant additional height. Entitlements requested include an increase of the floor area ratio to almost 3:1. Other on-menu bonuses include an 11 foot height increase from the 45 feet permitted to 56 feet, and a 20% increase in the permitted lot coverage. The TPOA Board approved a motion to object to the ingress/egress, height, and parking, based on the material available.

19332-19360 Ventura (Car Wash) Update: This is a contentious project where the neighbors have a number of objections including traffic on Ventura and the streets to the south of the project, parking on the area residential streets, reduction in the buffer on the south side of the parking lot, and the building height. David Garfinkle met with Ken Firoozmand, the Chief West Valley Traffic Engineer, who suggested some traffic mitigations such as removing the parking on Ventura which obstructs the vision of motorists exiting Aura, no U-turns, and others. He indicated that he will keep an eye on the situation and take mitigation measures as necessary. The Board voted to take no position on the project.

Over Height Fence at 5340 Geyser Update: TPOA appealed the Zoning Administrator’s granting of the over height fence. The South Valley Area Planning Commission denied our appeal based on some modifications to the originally proposed fence heights. Therefore, the fence will remain as modified.

19335-19347 Ventura Boulevard Proposed Mixed Use Commercial Project: The proposed project consists of five lots on a 31,257.50 square foot site. The property has approximately 250 feet of frontage along Ventura Boulevard and is part of the Ventura/Cahuenga Boulevard Corridor Specific Plan. It is currently occupied by a 2-story office, 1-story retail, restaurant, 2-story motel building that was demolished and a surface parking lot. There is a 2-story commercial retail building to the east and 1-story retail building/auto repair on the west. The applicant will dedicate 5 feet of land along the proposed frontage on Ventura Boulevard. As the project replaces an empty lot filled with trash, it will be a major improvement. The project is by right and meets all zoning regulations. No modifications or incentives are requested. All required setbacks, 45’ building height, allowable maximum floor area, and lot coverage are within the code. The TPOA Board approved a motion to write a letter to support the project.

Three Additional State Measures by State Senator Weiner:

1. SB 905: 4 a.m. pilot bar closing bill. TPOA does not take a position
2. SB 828: Companion bill to SB 827 to degrade City Zoning responsibility. The bill supersedes the City’s ability to regulate zoning. The item was tabled until the next meeting.
3. SB 1250: Would allow state legislators to live outside of the district that they represent. The Board passed a motion to oppose SB 1250 and to write a letter of objection to Senator Henry Stern and State Assembly Member Jessie Gabriel. Legislators should live in their district to represent their constituents.

DISCUSSION

Membership: We need to boost the TPOA membership. We have gained some additional members from the public who have actively attended issue-oriented meetings. David Garfinkle suggested we work through the schools and PTAs to recruit new members.

ADJOURNMENT

The meeting was adjourned at 10:11 PM.