

Draft Minutes

**TARZANA NEIGHBORHOOD COUNCIL**

**Land Use Committee Meeting**

Monday, April 16, 2018

Tarzana Child Center

5700 Beckford Ave, Tarzana, CA 91356

**1. Call to Order.** The meeting was called to order at 7:40 pm by TNC Land Use Chair David Garfinkle

Quorum attained with eight board members present.

**2. Roll Call:** David Garfinkle, Iris Polonsky, Evelyn Garfinkle, Denyse Schall, Pam Blattner, Cheryl Crane, Leonard Shaffer, and Joel Jaffe.

**3. March Land Use Committee Minutes:** The Minutes of the March 2018 Land Use Committee meeting was approved. Leonard Shaffer abstained.

**4. Build With Strength.** The subject was tabled until a future meeting as the presenter was unable to attend.

**5. 18830 Erwin Street.** The representative presented a proposal to change the zoning of the RA property to R3 and allow development as a small lot subdivision of 14 units. The discussion centered around concerns about the zoning revision in the RA zone and the impact of 14 residences on a property currently limited to two. No position was taken by the Committee.

**6. Revised SB 827.** The Committee voted to oppose the proposed State Senate bill which would have essentially eliminated single family zoning in the area of Tarzana between ½ mile south of Ventura Boulevard and Victory Boulevard and allowed buildings up to 55 feet in height with greatly increase floor area ratios, and severely limited side, back, and front yard setbacks.

**7. Community Plan Update.** Brief discussion on the proposed update to the Encino-Tarzana Community Plan and the overlap between it and other proposed plan updates including the West Valley Community plans, the Transit Oriented Community Ordinance, the Orange Line Plan, and the Hillside Ordinance. The Community plan is in the process of formalization and will be released for final public comments before the end of the year.

**6. Mixed Use Project at 19336-19360 Ventura Boulevard.** Proposed demolition of existing car wash and other buildings and construction of a mixed use project consisting of 59 dwelling units and over 9000 square feet of commercial development. Approximately 35 neighbors of the project attended the Community Forum, sponsored by the Land Use Committee on April 3. The developer's representative presented detailed references to pertinent ordinances but did not respond to neighbors' concerns about ingress/egress to the property; traffic impacts on Ventura Boulevard and surrounding streets; potential parking by residents, employees and customers, of the commercial development on the residential streets in the neighborhood; and the invasion of privacy of adjacent residents on Aura Avenue due to the height of the recreational area of the proposed project. No new information was presented by the developer's representative at the April 16 Committee meeting. The Committee tabled a vote on the subject until a formal traffic study was conducted and other suggested modifications were addressed.

**7. Adjournment.** The meeting was adjourned at 9:45 pm.