

TPOA

NEWSLETTER

FALL 2007
VOL. 44 NO. 1



Dave Garfinkle TPOA President

Vacations are over, school has started, the leaves are starting to fall; even the weather has cooled down. It happens this time of year. The real news is that we now have a website; go to tarzanapropertyowners.org. While still a work in progress, most of the material is there.

- Read our late President Helen Itria Norman's note about our major accomplishments over the years.
- Trace the history of Tarzana from the time of the Chumash Indians.
- Read the minutes of the last Board meeting and the agenda for the next one.
- Get the latest information on items of interest to the community, including recent TPOA positions and letters on subjects of interest.
- Peruse the calendar for TPOA and Tarzana Neighborhood Council events.
- Find links to other organizations of interest.
- Read about your TPOA Board Members and how you can e-mail them directly.

Several areas are still being developed:

- We are working on a detailed history of TPOA accomplishments since our founding in 1962.
- We are developing an archives section where you can call up information on the stagecoach route from Hollywood to Tarzana, read old

issues of the Tarzana Herald, and see how your Board members used to look before service to our community and city.

- We want to set up an opinion page, where members can share thoughts on matters of interest to the community.
- We will have a method for members to answer, directly on-line, survey questions on subjects of current interest.
- We are developing a format for a Community Page, where members can post notices of neighborhood block parties, garage sales, etc.

Your comments and suggestions about the site are welcome. Send them to me at:

president@tarzanapropertyowners.org

or by mail at:

Tarzana Property Owners Association, Inc.
PO Box 571448
Tarzana, CA 91357.

COUNCIL DISTRICT # 3 NEWS

Here are some changes in staffing in Councilman Dennis P. Zinc's West Valley Council District Office at 19040 Vanowen Street, Reseda, CA 913

Former Field Deputy Jennifer Lozano and District Director Marisol Espinoza, have left to attend graduate school and Chief of Staff Sharon Sandow was appointed President and Chief Executive Officer of the West Hollywood Chamber of Commerce. Jose Martinez is the newly appointed Field Deputy for Tarzana and Woodland Hills. Andrew Lewis has joined the staff and is in charge of Special Projects.

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BOARD MEETING SCHEDULE

Second Monday of each month
Except July and August
7:30 PM
at
**TARZANA COMMUNITY &
CULTURAL CENTER**
19130 Ventura Blvd.
Tarzana, 91356

COMING EVENTS

Tarzana Neighborhood Council Elections: Elections for the Board of Directors of the Tarzana Neighborhood Council (TNC) will be held on November 8 at the Tarzana Recreation Center, 5655 Vanalden between 4:30 and 8:30 pm. Voting by mail is an option for this election if you had submitted a request to do so by October 1. That was also the last day to file as a candidate. Nine seats will be up for election:

- **North Area (2 seats):** only stakeholders in the area north of the Ventura Freeway are eligible to vote for this position
- **South Area (1 seat):** only stakeholders in the area south of the Ventura Freeway are eligible to vote for this position
- **Renters (1 seat):** all stakeholders are eligible to vote for this position
- **Homeowners (2 seats):** all stakeholders are eligible to vote for these positions
- **Business (1 seat):** all stakeholders are eligible to vote for this position
- **At large (2 seats):** all stakeholders are eligible to vote for these positions

A stakeholder is anyone 18 or over who lives, works, or owns property hi Tarzana. A Candidate's Forum will be held at the Tarzana Elementary School on October 23rd to give people a chance to hear the candidates' positions. The TNC is an LA City Charter mandated, quasi-governmental organization which promotes public participation hi city governance and monitors delivery of city services. TNC and TPOA work closely to improve our community and the City of Los Angeles. **It is important for stakeholders to vote in the TNC election to ensure a continuation of our joint efforts.**

Public Hearing on 818 Area Code Change: Within the next few years, the number of phone numbers in the 818 area code may be maxed out. California Public Utilities Commission will hold public meetings on October 22, 23, and 24 to hear comments on the two alternates for new numbers. One option would be for all new numbers in the current 818 area to be part of the new 747 area code. The second option is a split of which communities would remain hi 818 and which would become part of the new 747 area code. The closest hearing is on October 24 at 7pm hi the Braude Center in Van Nuys. Go to www.cpuc.ca.gov/818areacode for more information.

Community Budget Day, FY 2008-2009: On Saturday, October 13 next year's LA City budget will be discussed at LA City Hall, 200 N. Spring St, Third Floor. Registration is at Sam followed by the Mayor's Welcome Address at 9 and Regional Budget Discussions from 10-noon. Call (213) 485-1360 or 311 to register or e-mail at done.budgetday@lacity.org.

TRANSPORTATION COMMITTEE
REPORT FROM.....Max Flehinger

No Parking Signs: The "No Parking For Unhitched Trailers" signs that have been posted on Tarzana streets are effective. DOT (Department of Transportation) has been asked to place signs on Tampa, between Victory and the freeway.

Yolanda tunnel closure: The Rosebud Homeowners Association is attempting to set up a meeting with Caltrans to consider closing the tunnel at night. The City has taken no action.

Preferential Parking: Following a request for preferential parking on Sylvia, south of Victory, the Transportation Committee of the TNC made numerous visits to the site at various times of the day and on different days of the week. They found no parking problem. The homeowner who made the request and attended the TNC Transportation Committee meeting was informed that she could petition DOT by obtaining signatures from a sufficient number of homeowners in the affected area.

Request to eliminate overnight parking on Topham between Yolanda and Reseda Blvd: The committee saw insufficient evidence to recommend restriction of overnight parking. The problem stems mainly from illegally parked trucks and cars and is an enforcement issue. The owner of Thrifty Tree Service, who requested the restriction, was informed that he might be able to attain his goal of overnight restrictions by securing signatures on a petition of a sufficient number of property owners on his block, but that the City is reluctant to grant requests for restrictions on overnight parking in the absence of a public nuisance or crime problem associated with parked vehicles.

Left Turn Signals: A left turn signal from eastbound Ventura to northbound Tampa Avenue has been approved and placed on the list of projects to be completed along with other left turn signals in the Valley, but not until 2008 or 2009.

Traffic Congestion: The Transportation Committee has been informed that plans for left turn signals, east bound and westbound on Burbank Blvd., are in the design stage.

TNC Transportation Committee Meeting: The next meeting is scheduled for Monday, October 15 at 7:00 PM at the Tarzana Community and Cultural Center. All stakeholders are welcome to attend. Call Max Flehinger at (818) 345-8371 to confirm.

FRISKY KITTY CHANGES ITS ACT

The Frisky Kitty Strip Club has been operating for a number of years on Oxnard just east of Reseda. It has been in violation of LAMC 12.70 which prohibits adult entertainment venues within 500 feet of residences. Councilman Dennis P. Zine and other members of the community have been trying to get the club to conform to state and local regulations for several years. Success has been achieved! A Motion for Summary Judgment/Summary Adjudication of Issues was granted on April 17th in the case of the People of the State of California and the City of Los Angeles against the Frisky Kitty Strip Club. All issues in dispute were decided in favor of the City of Los Angeles.

The Frisky Kitty owner has paid his fines and reopened the bar as a bikini bar serving beer as the only alcoholic beverage.

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Still only \$15 per year

SEE OUR WEBSITE
tarzanapropertyorganization.org

TARZANA DEVELOPMENT

..... Kathy Delle Donne

CONDO CONVERSIONS:

The conversion of apartments to condominiums has slowed down, probably due to market conditions. We also find that construction has not started even for those properties that have been approved for conversion. At least, for the time being, tenants will not be displaced from their homes. There continues to be applications for smaller subdivisions, mainly, for one or two lots.

SUBDIVISIONS:

18801 Calvert Street — Owner is requesting to subdivide his property into 2 lots. Tarzana Neighborhood Council supported the lot split, but recommended a flag-lot configuration for the lot split rather than splitting the lot down the middle into two narrow lots. The Tarzana Neighborhood Council felt that this was a better plan for the neighborhood.

6012 Tampa Avenue -- An application has been submitted to build 8 single family homes on 2 lots near the intersection of Tampa Avenue and Topham Street. The developer has designed an attractive landscaped entrance to this project, rather than the fortress-like walls in a number of the other developments along Tampa Ave. The Tarzana Neighborhood Council is supporting this project and feels that it is in keeping with the level of development along Tampa Avenue.

5135 Avenida Oriente — The developer is requesting to build 7 homes on 2 hillside lots, each home being approximately 4,000 to 5,000 sq. ft. The residents were concerned that "cramming" 7 homes on this property would destroy the look of the neighborhood, leaving little space for landscaping. There continues to be drainage and safety concerns along this street. The Tarzana Neighborhood Council voted to recommend a maximum of 5 homes for these lots. The City public hearing is still pending.

18233 Erwin Street — The owner of the property is requesting to split 1 lot into 2 lots. The Neighborhood Council is supporting this split and

will include conditions to insure compatibility with the neighborhood.

OTHER PROPOSALS:

18831 Topham Street - In 2004, a developer obtained a building permit and constructed a 12 bedroom house. As soon as it was completed, he applied to the City to convert the home into a senior assisted-living facility for 22 persons with 5 parking spaces. The request was denied. In April, 2007 the house was sold and the new owner applied to the City for the same use. The application was approved without a public hearing. TPOA appealed the decision. The Area Planning Commission heard the case, agreed with TPOA and granted the appeal.

19326 Topham Street - The owner of this property wants to change the zoning from RA-1 to R3-1 and construct a 3-story, 30 unit apartment building with 68 parking spaces directly next to single family homes. This project is in the Melody Acres area. TPOA is strongly opposed to this project; the board voted unanimously to oppose the application. The community voiced their outrage at the June, 2007 TNC - Land Use Committee meeting. Residents stated that Councilman Zine pledged to them that he will not support zone changes for any property within Melody Acres. He agrees with the residents that the single family character of Melody Acres must be maintained. The Neighborhood Council voted not to support a zone change. They did not feel that this was a suitable location for such a large project.

5448 Aura Avenue — The owner is requesting to build a 4400 sq. ft. home on a 6800 sq. ft. lot with access to and from a substandard street. Nearby residents voiced their concerns that such a large home will add to the traffic and circulation problems that currently exist on then* street. The property owner was reluctant to make any modifications to his plans. The Neighborhood Council opposed the application.

18900 Ringling Street — An application has been submitted to the City requesting a 32-foot setback in lieu of a 40-foot setback-which is the prevailing setback for the street. This is the second application that has been submitted for the same issue. The first

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case was heard in 2005. At that time, the prior owner compromised with the neighbors and agreed to a 36 ½ -foot setback. It seems that this owner had built an addition to the house based on inaccurate plans that were submitted to the City. The new owner refuses to make changes to the house, even though he was aware of the problem when he purchased the house. Residents are again agreeable to the 36 ½ -foot setback. The Neighborhood Council supports this original compromise.

19301 Ventura Blvd.— T-Mobile's application was approved to place several antennas on the roof of this building at the NW corner of Tampa Avenue and Ventura Blvd. All the antennas will be fully concealed. A condition was placed by the Zoning Administrator (per request of the Neighborhood Council) that the building owner must obtain permits for the all unpermitted signs on the building or remove them.

18869 Pasadero Drive—(Building Permit Issue)
The owner of this property obtained building permits for 2 massive concrete walking decks that together cover almost 3,000 sq. ft.. The lower deck comes within 5 ft. of a neighbor's property line and overlooks his backyard and pool. The permits were issued based on an interpretation of a Municipal Code. Tarzana Neighborhood Council feels that this interpretation was incorrect and strongly supports the neighbor in his appeal to the City.

Village Walk— Those of you who attended our Annual Town Hall Meeting in April saw the detailed presentation of the project at the corner of Ventura and Yolanda. The project is an excellent example of mixed use and will significantly upgrade an aging commercial area in our "downtown". Brian Gordon, the developer of the project, has made a concerted effort to coordinate details of the project with all of the major Tarzana organizations. Phase 1 of retail stores is close to opening and Phase 2 will begin construction toward the end of the year. We will keep you apprised of the progress of this major development.

PLANNING 101.

You hear hammering next door and wonder what you're neighbor is constructing? Or you see a new house being constructed and want to check it out.

Or you want to find out what the zoning is on a particular property. It's all on the City website.
For Planning information:

Go to www.lacity.org/pln On left side, click on zoning information, then ZIMAS and put in the address. **For Building & Safety permit information -**

go to www.lacity.org/LADBS On left side click on property activity report, then put in the address.

17634 W. WEDDINGTON ST. ENCINO

The developer has requested a zone change from RA-1 to RD 1.5-1 on this very well kept single family home on an interior RA lot in the upscale area (White Oak to Louise, Ventura to the Freeway). The developer proposes to build a 15 unit condo on the site. The property is one of six (three on each side of Weddington, immediately east of White Oak) that the Encino-Tarzana Community Plan designates as Low Medium II, potentially permitting multiple family residences. All six are well kept single family homes on RA lots, hi addition to large impact on traffic in the already severely impacted area, TPOA believes it is a misinterpretation of the intent of the Community Plan which provides the potential for continuity of multiple family residential development on White Oak, designated a major highway, rather than on Weddington, a local street. We so stated in a letter to the Planning Department and in testimony before the Hearing Commissioner on October 10. Although the project is not in Tarzana we are concerned that granting the zone change would establish a very detrimental precedent in the entire Encino-Tarzana Community area. Approximately 80 people attended the hearing, all in opposition to the application. Councilman Weiss's office has also expressed opposition to the project.

REVOCABLE PERMITS

We've all seen structures (fountains, planters, very large mailboxes) that encroach on the public right-of-way. ... the area between the property line and the street. This problem is particularly prevalent in areas such as Melody Acres where there are no curbs or sidewalks. While it is illegal to make any

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"improvements" in the public right-of-way, it is possible to apply for a Revocable Permit (R-Permit) which would provisionally allow such structures. After considering factors such as whether there exist similar encroachments in the neighborhood, the City may grant an R-Permit. The City retains the right, however, of requiring future removal of the structure.

ZEV YAROSLAVSKY ON DEVELOPMENT DENSITY BONUS REGULATIONS

Supervisor Yaroslavsky joins many other public and civic leaders in opposing the proposed LA City ordinance implementing SB 1818, a state law passed in 2004. The proposed ordinance would allow a density increase of up to 35% for multiple family projects that set aside as little as 5% for affordable units, even for those projects that demolish more affordable units than the new construction would contain. It would also allow a doubling of the floor area in many commercial projects, and allow an increase in height of buildings across the city to 61 feet. Supervisor Yaroslavsky proposes these changes to the draft ordinance:

- Prohibit height increases for projects adjacent to single family and R2 (duplex) zones.
- Prohibit density incentives for properties in the hillsides, in flood and fire hazard areas, and on substandard streets
- Require new projects claiming a density bonus to create at least as many affordable units as it eliminates in the project demolition
- Eliminate land that must be dedicated for streets and alleys from maximum density calculations on a property
- Require developers to pay for verification that the density bonus is required to feasibly build the affordable units.

Additional information is available at zev.lacounty.gov or at (213) 974-3333.

MANSIONIZATION ORDINANCE STATUS UPDATE

As previously noted in our Spring newsletter, the LA City Planning Department defines mansionization of single family residential areas as new construction or additions on residentially zoned lots that are out-of-scale with the surrounding neighborhood, but which comply with the current City zoning regulations. We've all seen examples in Tarzana: for example, just look at what's happened to Tampa and Lindley south of the boulevard. The current, totally inadequate regulation allows the building floor area to be as much as three times the buildable area of the lot (the lot size minus front, rear, and side yard setbacks). On a typical non-hillside 5000 square foot R1 lot, for instance, you could build a three-story house with up to 7020 square feet of floor space; on a 17,500 square foot RA lot, that house could grow to almost 40,000 square feet!

The initial Planning Department proposal was to reduce the maximum house size from 3 times the buildable area of the lot to simply the buildable area and include a 25% bonus for multiple story homes with setbacks above the first story. The Planning Department effort had several serious flaws and was totally inadequate for larger lots and did not recognize the distinct character of the different zones.

Over the past several months, these and other issues were discussed at several Planning Department and Planning Commission public hearings and ad hoc meetings of a mansionization subgroup of the Planning Commission. The Planning Commission unanimously passed a motion on June 28 to support the resultant proposed ordinance, and send it on to the City Council Planning and Land Use Management Committee (PLUM). The major provisions of the proposed ordinance are:

- Revised basic maximum house size. The proposed basic maximum house size is a percent of the lot area in each zone.
 - o R1: 50% of lot size if under 7500 sq. ft; the greater of 3750 sq. ft. or 45% of lot size if over that

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- o RS: 45% of lot size under 9000 sq. ft.; the greater of 4050 sq. ft. or 40% of lot size if over that
 - o RE9, RE11: 40% of lot size under 15,000 sq. ft.; the greater of 6000 sq. ft. or 35% of lot size if over that
 - o RE15, RE20, RE 40: 35% of lot size
 - o RA: 25% of lot size under 20,000 sq. ft.; the greater of 5000 sq. ft. or 20% of lot size if over that
 - o These numbers exclude 400 sq. ft. for a garage and an articulation bonus
- Multi story homes. There is a bonus of up to 20% of the base house size for articulation or modulation of the upper stories if either the upper stories do not exceed 75% of the base story size or at least 25% of the upper story fronts are set back an additional 20% of the building depth. That bonus goes to 30% for RI lots less than 5000 sq. ft.
 - Hillside Areas are to be addressed in a three step process.
 - o Immediately included in the Baseline Mansionization Ordinance are the areas of the hillside which are specifically excluded from the Hillside Ordinance regulations.
 - o Other areas currently included in the "Hillside Area" which are fiat, contiguous to the flatlands, and front on standard streets will be defined within 100 days and included in the Baseline Ordinance by an amendment.
 - o All other hillside areas will be treated in a separate ordinance.

The proposed ordinance is a baseline; communities can modify it for specific areas as part of the Community Plan update or by establishing a Specific Plan.

At the PLUM hearing on July 24th the general tone was that the proposed Baseline Mansionization Ordinance provided reasonable limits to excessive house size and that the ordinance was needed urgently and quickly. Two additional requests came out of the PLUM hearing:

- Councilman Weiss directed the Planning Department and City Attorney to suggest a menu of specific measures by which a community could modify the provisions for their specific community; that provision would alleviate many of the concerns raised by individual community representatives.
- His second suggestion was to modify the definition of porches, patios, and breezeways. The draft ordinance passed by the Planning Commission would not include, within the allowed house size, the first 250 square feet of porches, patios, or breezeways with a solid roof as long as the area was open on at least *two* sides. Weiss's suggestion that the ordinance be modified to allow the porches, patios, and breezeways to be enclosed on *three* sides is a major deviation from the idea and purpose of the provision. It would be simple to close off the single remaining side, converting the area to additional living space, after the occupancy permit was issued for the structure. In effect, that change would allow up to a 10% increase in the size of a permitted house on the typical 5000 square foot RI lot.

Councilman Weiss's porch suggestion may significantly delay the adoption of this urgently needed ordinance. The proposed ordinance is currently being coordinated between the Planning Department and the City Attorney's office and should be back before the City Council PLUM within the next couple of weeks. If it appears that there will be a longer delay, the TPOA Board voted to request an Interim Control Ordinance that would provide the proposed protections in Tarzana in the interim.

JOIN TPOA
HELP PROTECT TARZANA FROM
BAD DEVELOPMENT