

Northridge East Neighborhood Council

Minutes from **November 15th, 2006** Council Meeting, by Michael Parks
Andasol Elementary School Auditorium, 10126 Encino Ave.

- Chuck Bunnell called the meeting to order and performed roll call.

ATTENDANCE: Thomas Baker, Chuck Bunnell, Ray Calnan, Don Dwiggin, Harold Ellison, Barry Greenberg, Kelly Lord, Alice McCain, Peter McCarty, Lucile Meehan, Caroline Moore

EXCUSED ABSENCE(S): Judith Nutter, Steve Patel

UNEXCUSED ABSENCE: James Gardner

- Pledge of Allegiance to the Flag of the United States of America
- Chuck Bunnell made the motion to approve the minutes from October's Board Meeting. Thomas Baker seconded the motion and was approved overall by the Board.

Agenda:

1. 18232 Superior St. Project, Lot Split from one to two and Re-Zone to RE11 (possible action)
2. Steve Rasmussen Cancian to present proposals/completions for Community Living Room Projects
3. Los Angeles World Airports 5 minute presentation by Sheryl L. Thomas-Perkins
4. Valley Grassroots for Democracy NENC Endorsement of Recommendations prior meeting (action)
5. State Legislation allowing imposition of Zoning Laws, Board and Care Facilities (action required)
6. Colin Donahue Facilities Planning Office at California State University Northridge Envision 2035

1. 18232 Superior St. Project, Lot Split from One to Two and Re-Zone to RE11

The owner of the lot split was not present at the council meeting to make any case. From here, President Kelly Lord opened up the case for the public to comment. Paul Nagy, a Northridge resident, requested that more information be given regarding what the Re-Zoning to "RE11" entailed. "RE11" refers to the size of a residential estate/lot, which in this case is 11,000 square feet. The current square footage is recorded at 22,500 sq. ft so it is nearly split in half. The 22,500 sq ft. lot is split down the center so they'll have the same width as the parcels that are about 1 or 2 parcels further east of this lot. The lot will have the same frontage as those other parcels. Only one home

will be able to be placed onto a lot. This means that each lot will be required to have a minimum of 11,000 sq ft.

Thomas Baker noted that the owner's original intention was for one of the homes to be rebuilt and then build a second house in addition on the lot. In looking at the property, this is not possible, according to Baker. He had hopes for the owner to reconvene this month with further plans describing how they proposed to accomplish this task. From this, Baker felt that the Board cannot take any action until the owner returns to discuss his case on this issue.

Barry Greenberg proposed that the Board take action and vote now on the issue, which he believed could always be revisited at a later time. What Greenberg proposed is that "the Council take a position against the proposed lot split." There was no second to this motion.

However, Kelly Lord brought up the fact that because the owner had not presented any new plans (drawings, models, etc.), he claims that it would be difficult to take action "on an issue that doesn't exist."

Both Chuck Bunnell and Lucile Meehan found that it would be fairer to have the owner come in first and make his presentation first on how he plans to split the lot.

Meehan motioned that the 18232 Superior St. Project be given the opportunity to make their presentation within the next 2 council meetings before the Board acted on the lot split. The motion was then seconded by Caroline Moore.

Ray Calnan and Thomas Baker both disagreed with the motion, illustrating that it can take several weeks or even months to establish an architectural plan for a lot split. Baker suggested that the Board contact the Land Use Chairman at Greg Smith's office and inform them that no vote was made as of yet.

The motion DID NOT PASS.

Kelly Lord suggested that the public can email their questions concerning the Re-Zone to the NENC at info@northridgeeast.org.

•Before continuing with the agenda, Kelly Lord opened up this time for questions from the public. **Pat Lopresti** was curious to see whether all developers have to get approval from the Board before continuing with their plans. Thomas Baker clarified that developers must get approval from the Board when it concerns a zoning change. Ray Calnan reminded her that as an advisory board, "we issue an opinion." Baker stated that if the Board should feel strongly about the issue, they would bring their stance directly to Building and Safety.

2. Steve Rasmussen Cancian to present proposals/completions for Community Living Room Projects

Steve Rasmussen Cancian was not present at the council meeting to make his presentation. Thus, no action could be made, and the case will be tabled until next month.

3. Los Angeles World Airports 5 minute presentation by Sheryl L. Thomas-Perkins

Sheryl L. Thomas-Perkins also was not present to make a presentation. This case was also dropped.

4. Valley Grassroots for Democracy NENC Endorsement of Recommendations prior meeting

Nobody was present to speak for “Valley Grassroots for Democracy.” No action would be made for this case.

5. State Legislation allowing imposition of Zoning Laws, Board and Care Facilities

Barry Greenberg said that would like the Council Board find out if there is a specific number to the Community Impact Statement. From this, the Board would schedule this issue off until next month once they have obtained the Statement.

6. Colin Donahue Facilities Planning Office at California State University Northridge Envision 2035

Colin Donahue, the Associate Vice President of Facilities at California State University-Northridge (CSUN), presented to the Council his design for the construction of new university facilities with the help of his colleagues, Anne Doehne and Julie Berger, from Impact Sciences.

The following are some of the new projects that Donahue made note of during his presentation:

- 1.) **A New Student Union** - Currently in its second phase (completed over the summer), this 20,000 sq ft. complex will be situated in the heart of campus on the eastern side, close to Zelzah St.
- 2.) **Public Safety and Parking Building** – Located at the intersection of Darby Ave. and Prairie St., this first class facility will be the headquarters for the campus police. They will deal with the day-to-day issues on campus as well as equip the building with the ability for short term detention. Furthermore, police vehicles will be contained in the facility. Donahue said that they plan to complete this by February 2007.

- 3.) **Food Facilities on Campus** - This construction will occur in the heart of campus. Currently there are temporary food service trailers provided on campus, but now there will be a permanent facility for students to eat. Donahue also mentioned that a permanent food facility will make it easier for students who have night classes, for example.
- 4.) **Science Building** – Situated off Lindley Ave., this 90,000 sq ft. complex will start being constructed around February or March of 2007. Donahue said they plan to complete this new facility by Winter 2009.
- 5.) **Performing Arts Center** – Located at the intersection of Nordhoff St. and Lindley Ave., this \$100 million project plans to start construction in the Summer of 2007. The Center consists of a 1700 seat venue, designed primarily as a concert hall or for Broadway and other high-end theatrical performances. On the one hand though, Donahue stated that students will also be allowed at times to hold performances in this venue. There will also be a Black Box Theatre, comprised of 200 seats, where students will be able to put up their school performances.
- 6.) **G3 Parking Structure** – This structure will be most approximate to the Performing Arts Center. Currently they are in design on this. Construction is scheduled for Fall 2007, but Donahue plans to accelerate the construction process at least to early Summer 2007.
- 7.) **Student Housing** – Scheduled to begin in Winter 2008, “The Student Housing Phase 1 project includes 400 student beds in two four-story buildings, totaling 88,000 gross square feet (gsf), and a 6000 sf one-story community building. Occupancy of the Phase 1 Student Housing is proposed for fall 2009” (CSUN Student Housing Phase 1 Project Information). These three buildings will be built on top of where parking lot F8 and the adjacent field spaces currently exist. Donahue stressed that the buildings will be designed to integrate the students into the campus more effectively. Each floor in student housing will be comprised of approximately 32 students, an RA, and a study room. The Community Building will feature a *multipurpose room, a 60 seat classroom, and a recreation room*. Donahue also emphasized that security will be monitored within this proximity of campus, providing safety to its students.
- 8.) **Faculty Housing** – Faculty/Staff housing is proposed to begin in January or February 2008. Phase 1 of planning includes 250 units, comprised of 150 town-homes and 100 rental units. Donahue however does not expect that they will build that much in the long run. One of the primary reasons for implementing faculty/staff housing is because it is difficult to recruit new faculty to CSUN, according to Donahue. At this time, Donahue speculated that this housing will be sold at about 25-30% below the market price.

** Barry Greenberg and Peter McCarty both had concerns about how the Environmental Impact Report (EIR) will be modified to limit the impact of the surrounding community and if there will be a list of the impacts posted. Donahue responded that he plans to negotiate with all public matters.

**Baker suggested that unless CSUN tied student housing with parking permits, giving each student a parking spot with their rental unit, the surrounding neighborhood will continue to have student resident cars parked within them to save money from parking fees.

**Another concern involved the proper planning of construction vehicles going into and out of the campus without causing major traffic problems on streets such as Lassen St. and Zelzah Ave. Donahue planned to work with his construction manager and report back to the Council Board in January with updates on this issue. Barry Greenberg felt that it would be best that Donahue provide a mailing out to all residents within 1000-1500 ft. of the construction sites, advising them of what to expect in the next several months. Thomas Baker also suggested that they can reach out to local schools with this information, and they can print out the materials there to give to students' parents.

** If anyone has questions, comments, or simply would like to know more about the new CSUN Facilities, you can contact Colin Donahue at:

Colin Donahue

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Facilities Development and Operations
California State University, Northridge
18111 Nordhoff Street
Northridge, CA 91330-8219

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Email: colin.donahue@csun.edu

Website: <http://www-admn.csun.edu/facplan/>

Special report from Michael Tou:

Michael Tou, the Policy Director for Congressman Brad Sherman, came in to talk about some updates that Congressman Sherman and he were working on for the Northwest Valley. Some of these topics included working with current transportation issues and working with the Federal Trade Commission (FTC) and other financial institutions about ID theft. Tou plans to release forms on ID theft for the San Fernando Valley (including the North Valley) by early next year so that they can coordinate those efforts with the Board and the financial institutions. **From this, they can provide an outlet where the public can talk to people from the banks, the FTC, the Consumer Affairs Department in California, as well as the City Attorney's office and find out what they are doing on an enforcement level to prevent ID theft in the first place.**

On a more personal note, Tou was happy to announce that Congressman Sherman is getting married on December 3rd.

Tou also announced that the next Town Hall meeting will take place in either March or April.

When Thomas Baker asked if Congressman Sherman will adopt Greg Smith's policy on **Renew LA**, Tou assured that Sherman and he were very supportive of the plan. In the long term, Tou added, "There are a lot of things we need to address on a federal level for the US EPA (Environmental Protection Agency)," in terms of **their allowing more funding opportunities to explore biomass and conversion technology**. Sherman has brought up the issue at the Science Committee about renewable energy. He has been endeavoring to get grants from the US EPA in order to educate communities about this type of technology.

BOARD MEMBER REPORTS:

THOMAS BAKER:

Baker received a letter from Greg Smith's office which congratulated and thanked the students in the nearby community for their 4 hours of volunteer clean-up duties.

DON DWIGGINS:

Dwiggins announced that there will be a series of Public Commission meetings around the city, concerning how Neighborhood Councils are run. The closest one to this Neighborhood Council will take place **next Tuesday November 21st, 6:30pm-9:30pm at San Fernando High School Auditorium at 11133 O'Melveny Ave, San Fernando, CA 91340.**

In other news, the website **CityWatchLA.com**, which is a newsletter covering aspects of the city like neighborhood councils issues and city council issues. **They will be putting up a Neighborhood Notebook, place where councils can put up artwork and captions onto the site.**

Tom Soong requires the Board to take an Ethics class online by the end of the year. If the Board does not take the Ethics class, they will no longer be able to appropriate any funds. Contact Tom for assistance online or for an in-person class.

LUCILE MEEHAN:

Meehan received new information about the **50/50 Sidewalk Program**. **The deadline has been suspended to July 1st.** A lot of neighborhood councils want to participate in this, as well as city councilmen. They have jurisdiction on the rules and regulations on what they want the neighborhood councils to do. Until they get this straightened out, the Board will have to wait and see what they do.

Public Comments:

RAY CALNAN:

Calnan took the time to promote the **Relay for Life, sponsored by the American Cancer Society**. This will take place from **June 2nd -3rd**. He plans to go to all the neighborhood councils about this program.

The Relay for Life is a **giant fundraiser, where teams walk for a 24 hr period, from 10am on June 2nd to 10am on June 3rd**. Calnan noted that **“cancer never sleeps, so we’ll take one day out of our lives as well.”** Each team has 1 team captain. From there, anybody can recruit as many team members as possible. Each team member brings in at least \$100, which in return that member will receive a T-shirt, food, and clearance to all the daily festivities. More information about the Relay for Life can be found at 1-800-ACS-2345 or <http://www.cancer.org>.

If you would like to **start a team** or **join the committee**, please contact:

Heidi Mankoff

Telephone: (818) 523-2659

Email: Mankoffh@aol.com

***Barry Greenberg called for the Motion to Adjourn.**