

Granada Hills North Neighborhood Council Joint Meeting of the Board and Planning and Land Use Management Committee. Monday, March 15, 2010

11139 Woodley Ave, Granada Hills, CA 91344

Anne Ziliak called meeting to order at 2:10PM

Present: Barbara Iversen, Ralph Kroy, Bill Lillenberg, Bill Hopkins, Jan Subar, Agnes Lewis and Anne Ziliak.

Absent: Wayde Hunter and Josh Jordahl

PLUM Committee minutes January 18, 2010 approved

Motion to take public comment out of agenda order passed unanimously

Foothill Trails NC - Linda H. Kagel Canyon – near Lopez Landfill that is owned and operated by the City of Los Angeles. Many years ago when the community fought to close Lopez, Alarcon promised to make it open space and now he has agreed to the proposal to allow a Truck driving academy on a portion of the closed Lopez site.

A Mitigated Negative Declaration was done by City because it is owned and operated by the City Bureau of Sanitation (currently the City Sanitation operates a compost facility on part of the closed landfill). The City applied for Zone Variance to change from open space (OS) to Commercial/Industrial so the Truck Driving School can operate. The initial application is to allow the operation for 5 years. The Zoning Administrator approved the Zone Variance and the community has appealed to North Valley Area Planning Commission because they do not want this zone change. When Lopez closed the community and Alarcon wanted the land to be zoned for Open Space so that the land could eventually be used for passive recreational use and if this new request is allowed the community will not have what was originally promised. The NC wants our support to oppose the zone change.

This item was not agendized, so we suggested that an individual could ask that this be agendized for the March GHNNC Board and that it would need a second for the GHNNC Board to discuss the item. We also suggested that they attend the Board meeting on March 22, 2010.

CPC-2009-569-CU-ZV-GB: ENV-2009-570-EAF: 16601 RINALDI: TRADE SCHOOL WITH DORMITORY CU-CONDITIONAL USE ZV-ZONE VARIANCE GB-GREEN BUILDING.

Ira Handelman and Fred Gaines representing JETS (Jewish Educational Trade School).

City has not completed the MND. Distributed new conditions of approval.

Previously the Jewish Community Center (JCC) and the community wanted this school to be more inclusive for the community to participate. Opportunities to allow others to participate. The community must decide if the opportunity for others to participate should be included in the Conditional Use Permit (CUP). If other students outside the Boarding School students are allowed to attend the programs offered then there will be more traffic impact and additional parking may be required. They claim that the traffic impact will be less when compared to the impact that the JCC had because there the students live on site and will be bussed to and from there to classes at various locations.

Discussion regarding the type of school is it a religious school? The Rabbi said that this is a trade school that will train student for a vocation and not a school to prepare students to become a Rabbi.

There was a question of which classes will be offered on site. The school will not include trade school classes that are available nearby. For example auto repair, welding classes, aircraft mechanic classes that are available at North Valley Occupational School, but there are no other Kosher Culinary Arts classes so they will be including this class and the necessary facilities in their building plans.

The height and impact that the buildings they are planning was discussed. The building is 45', 4 levels, but one is underground. One building has underground parking and one has a gym as the underground level.

One of the photos of the building that was distributed does not depict the true elevation on Rinaldi. The applicant representative offered a new building layout. Suggesting three buildings instead. By lowering the two, four level buildings by one level and adding another building (1 two story and 2, three stories). The committee agreed that the building layout would be best if there were three buildings lower in height. The applicant offered to return with a new plan that included three buildings lower in height and they would check that the elevation was accurate.

Recommendation to the GHNNC Board for PLUM Committee Chair/Vice-Chair for 2010-2011.

Anne as Chair and Wayde Vice-Chair.

Installation of an Above Ground Facility (AGF) Ref. No. 2009001087: Sesnon Boulevard and Orozco Street.

Still have not heard anything on this.

Installation of an Above Ground Facility (AGF) Ref. 2009001084/Balboa Blvd 250ft North of Woodley Ave.

Still have not heard anything on this.

Installation of an Above Ground Facility (AGF) Ref 2009010266/11300 N. Haskel Ave on the Index St. side of lot.

Committee discussed this and agreed that a copy of the notice should be given to neighbors and a copy of the board position that we took on cellular siting in November 2009, should be sent to the Board of Public Works and Jeff LaDou from the Bureau of Engineering. Copies were made and distributed to the surrounding neighbors. One of the neighbors contacted us to say that he was never notified of this and he lived closest to the proposed site. He also emailed the City after reading the notice.

Review of request for help to remove trees Sofia Ave.

Submit her complaint to the Street Tree and Email to CD12

Baseline Hillside Ordinance

This information will be forwarded to committee members for discussion at next meeting.

Review of code enforcement/conditions of approval for home/project sites within the GHNNC boundaries

Balboa Blvd just North of Rinaldi has a shed/illegal structure.

Committee Member Comment:

Last week, between Jolette and Bee Canyon Park a driver hit the fire hydrant we need to slow cars down on Sesnon. When we have an opportunity we should ask for mitigation to slow cars down.

Discussed the Knollwood Methodist application to add additional equipment to the existing cellular monopine.

Landowners of the property south of Knollwood Methodist have approached Knollwood Methodist to discuss the future of the property.

Adjourned at 5:00PM