

Meeting minutes for Tuesday, May 16, 2006
Granada Hills North Neighborhood Council
Planning and Land Use Management Committee
Knollwood United Methodist Church
12121 Balboa Blvd , Granada Hills, 91344

Meeting called to order by Anne Ziliak at approximately 1:15 PM

Members present: Barbara Iverson, Jeannie Plumb, Ralph Kroy, Anne Ziliak and Kim Thompson

Acceptance of minutes for March meeting will be addressed at the next PLUM meeting because not all committee members had a copy to review in time for the meeting.

New Business:

- ENV-2006-1555-EAF, APCNV-2006-1557-ZC, TT-65286: 15810 San Fernando Mission Blvd: Nine single family detached CONDOMINIUM UNITS.

The GHNNC PLUM committee sent out over sixty notices of the meeting to the surrounding neighbors and called those residents that attended when this project was originally presented to the committee.

Mr. Greg Taylor presented new plans to the committee with some of the revisions suggested by stakeholders and neighbors. The land is currently zoned A-2, which is two and one-half acre lot size and Mr. Taylor is proposing to change it to RD-6 to allow for multi-family housing.

He stated:

- The Council office does not want the alley adjacent to this lot to go through to San Fernando Mission or to the Haskell side of the alley.

- That they may need to apply for a variance on the most westerly unit to allow a reduced side yard.

The public comment on this proposal was that they did not want as many units as he proposed, that the traffic would put a burden on the existing homeowners, especially the one house that is located on Haskell adjacent to the lot, the parking is currently congested and that this would cause an even worse problem, the height of the proposed units did not match with the existing surrounding neighborhood.

The committee asked if some mitigations could be made to address the neighbors issues. Such as building a higher wall between the project and the alley access to Haskell, and that the alley be opened on both ends and gated to allow access for the residents of the project so the one alley on Haskell would not shoulder the entire burden of ingress/egress.

Committee comments: There is not enough parking provided on site, that there needs to be a designated trash/recycling area, address the location of the middle unit garage, and that the privacy issue for the existing neighbors is a problem.

We asked Mr. Taylor come back to the committee regarding the alley issue and that he send us a copy of the findings submitted to the City Planning Dept.

- LAUSD Proposed Valley High School #4: 10445 Balboa Blvd.

The committee discussed the letter that was submitted to the GHNNC for support and the GHNNC Chair informed us that Richard Fisk would address the Board on this issue at the next Board meeting.

- Policy to consider that all permitted construction done in our council area require that the builders agree to hire only laborers that are properly documented. (This item was requested by a GHNNC Board member)

The committee had many questions as to who would implement, enforce this policy and who would determine the penalties for violation? Is this something that Neighborhood Councils can do? Does this type of policy go against the Neighborhood Council Charter?

The committee unanimously agreed that this would go against the NC charter of being inclusive of all the stakeholders in our boundaries. As a NC we can not exclude a stakeholder based on their status.

- Proposed Cingular co-location at 11918 Balboa Blvd: ZA-2005-5018: ENV-2005-3444.

The Zoning Administrator informed the PLUM Chair that he did not think that it would meet the GHNNC minimum requirements. This is an ongoing issue.

- State Historical Resources Commission Office of Historic Preservation: announcement.

That one of our own GHNNC stakeholders has been appointed to this Commission due to her efforts locally and statewide to preserve historical properties.

Old Business:

- Aliso Canyon Status

The trail is now open and we should all go visit soon.

- Update on Memorandum of Understanding (MOU) Planning Department.

The next meeting is June 10.

- MWD operations

We received a response to our letter and are still working to get a meeting with the Jensen Manager to tour the area being used for spreading and sludge treatment.

Committee Member Comment

Gary Morris has been rehired to hear planning cases for the Advisory Agency

Questions regarding the church property on Balboa regarding a fallen tree.

That Ralph Kroy is trying to get approval to have an astronomy pad in O'Melveney Park.

Public Comment

Question regarding the property on the North side San Fernando Mission just west of the 405, grading is being done and as of the meeting date we have not received any notice of a project.

Adjourned at 3PM