

Granada Hills North Neighborhood Council
Planning and Land Use Management Committee
Tuesday, April 24, 2007

Knollwood Methodist Church: 12121 Balboa Blvd, Granada Hills, CA 91344

Anne Ziliak called the meeting to order at 2:35PM.

Committee members present: Jeannie Plumb, Ralph Kroy, Barbara Iversen, Anne Ziliak, Board Chair, and Kim Thompson.

Committee agreed to review the March 2007 PLUM meeting minutes at the end of the agenda or the next meeting.

Committee Chair was unable to include Methane issue on this agenda for lack of information and will try to get that for the next meeting.

Sober living homes: John Hegedes explained neighborhood impact of these types of facilities. Apparently, drug treatment facilities house patients in local neighborhoods, as part of their program and this is not regulated by State of Local agencies. The City can only act if there is a violation of law or building code enforcement issue. This lack of local authority also applies to the siting of Probation-Parole/Group/half-way houses. The public is not informed and is allowed no input into the siting of these homes, enforcement is difficult, and neighbors' hands are tied. Other Cities have adopted ordinances that give them more control and oversight, there is legislation that is currently being considered in California, however, nothing has passed.

The GHNNC PLUM Committee discussed this issue at great length and the consensus was that this is a growing problem within the Granada Hills area as well as a City Wide issue and should be brought to the larger groups for support.

Rationale: These facilities have given rise to fears for the safety of our stakeholders and exposure to lifestyles incompatible with those of a family-oriented wholesome community. Every day, unknowingly, children walk by or wait just a few steps away from facilities that house "recovering" alcoholics and drug offenders. Many of these facilities are basically unregulated and unmonitored. There are no licensing or compliance requirements by either the City or State. As a result, there are no city or state law or ordinance that community can rely on to protect themselves and their children from the invasion of businesses like sober living homes cropping up in their midst and ruining neighborhoods.

Motion: That the GHNNC request the City adopt a similar Ordinance to the City of Riverside and Murietta, that regulates Sober Living/Probation-Parole/Group/half-way houses.

Cc's to the Planning Pilot Program Oversight Committee, Gail Goldberg, State Representatives and local media.

ENV-2007-799-EAF: 11541 N BLUCHER AVE: 52-UNIT NEW RESIDENTIAL CONDOMINIUM:
Have requested the plans and have not heard from the applicant, will continue to pursue the information.

17070 Lisette Street: alterations within a pending HPOZ and interim control ordinance (ICO) area. Neighbor wants to add on to his master bath area on the West Side of the house and currently has a fifteen-foot side yard. A site visit confirmed that this addition would not be visible from the front of the house, which is a requirement of a contributing structure within an HPOZ.

Committee reviewed the plans with input from HPOZ representative and agreed that if the neighbors agreed that this alteration is not a problem.

17981 Mayerling Street: APCNV-2005-8713-ZC-ZAA: The owner/applicant brought revised plans for seven home sites on 3.5 acres in the FOOTNOTE 12/HILLSIDE area of the Granada Hills-Knollwood Community Plan. The original request was for eight home sites, the City denied this request and granted four, the owner appealed this to the North Valley Area Planning Commission (NVAPC).

At the NAVPC April 5th meeting, Councilman Smith's office indicated the Council would not want less than 20,000 sq. ft (half-acre). This would not be in compliance with our Community Plan.

This area requires one-acre minimum home sites. At the hearing the City Planner, advised the NVAPC that they could allow the 20,000 sq. ft home sites because enforcing the Footnote 12 is discretionary. According to the Planning Department, our previous Councilman, Hal Bernson, apparently changed the footnote 12 provision of our Community Plan without our knowledge, therefore the decision to allow less than one-acre would be a discretionary action.

This Board is on record insisting that the planning dept and City Councilmember enforce this provision. What the City planner did not include in his advice to the NVAPC was that this site is zoned a Hillside property and allowing 20,000 sq. ft under this provision is not discretionary. Members of the public attended the meeting and the owner/applicant informed everyone that he bought the property with the understanding that there was an approval for eight home sites. He indicated he would lose a great deal of money unless he could build the seven homes. The committee and the community asked him why we should all have to suffer the impact for his benefit and unfortunate purchase. He claimed that he should be allowed to have the 20,000 sq. ft because other homes around the property have the same size. There are homes that were approved in the 1980's, prior to our current Community Plan that have lots smaller than one-acre, however, abutting at least two sides of this property the sites are larger than one-acre. As long time residents have informed us, the reason that they wanted the one-acre provision was to prevent the smaller sites from squeezing out the preexisting equestrian community and the lifestyle associated with the K-Overlay Zone.

Rationale: This area is in the footnote 12 area and designated a hillside property, therefore a one-acre minimum lot size is required. Allowing the 20,000 sq. ft will set a precedent, which will allow any other developer to build smaller lots in this area and bring all the impacts associated with increased density.

Motion: That the GHNNC testify at the next hearing on 17981 Mayerling Street: APCNV-2005-8713-ZC-ZAA in front of the North Valley Area Planning Commission and ask them to uphold our Community Plan. Also, inform City Planner, Mr. Duenas that he neglected to inform the Commissioners that this property also falls under the Hillside Provision of our Community Plan. That since the GHNNC was formed, all the applications in this area have complied with our community plan and if the commission allows the appeal, it would not comply and would be inconsistent with previous actions.

- **11840 Highwater Road:** APCNV-2006-8841-ZC: Zone Change from A1-1K to [T][Q] RE40-1-K: ENV-2006-8842-EAF: TT-66026: Subdivision of one lot into five lots on 7.2 acres of land within the A1-1-K zone.
We did receive a landscape plan and will look at this at our next meeting.
- **Aliso Canyon Equestrian Park:** Another focus group will be held Friday, April 27 at CSUN. Will report on outcome of this next time.
- **Horse Trails within GHNNC Boundaries:** Problems continue, the Classic's gate is not open for public use.
- **Position of Southern California Association of Governments to meet Los Angeles Housing Requirements:**
We still need more information on this.

Jeannie attended the Open House and Public Hearing on the Neighborhood Character Ordinance: Proposed Municipal Code Amendment establishing New Single-Family Dwelling Development and brought back some information

Meeting Adjourned at 4:35PM