

Granada Hills North Neighborhood Council Planning and Land Use Management Committee
Monday, July 16, 2007
17345 Tennyson Place, Granada Hills, CA 91344

Anne Ziliak called to order at 10:35 AM

Committee Members present: Jeannine Plumb, Barbara Iversen, Kim Thompson, and Anne Ziliak
The minutes for the June 14, 2007 will be reviewed at the next GHNNC PLUM Committee meeting.

New Business:

- Nominations/selection of GHNNC PLUM Committee chair and vice chair.
Committee agreed unanimously to Anne Ziliak as chair and Jeannie Plumb as vice chair of the committee.

- ENV-2007-799-EAF: 11541 N BLUCHER AVE:52-UNIT NEW RESIDENTIAL CONDOMINIUM
Aaron Clark returned to present to approved landscape plan and to answer questions from the June 14 PLUM committee meeting. All the units will have fire sprinklers, but they were not required to have a secondary exit. There will be two and one-half parking spaces per unit and all the units have an enclosed garage. The committee reviewed the landscape plan and agreed that the trees planted should be as large as possible to provide the lush landscape presented. The new city multifamily recycling policy was also discussed.

Motion: That the GHNNC Board approve the conversion the apartments at 11541 N BLUCHER AVE to a 52-UNIT NEW RESIDENTIAL CONDOMINIUM complex as presented on July 16, 2007 to the GHNNC PLUM Committee and request that the approved landscape plan dated 8/12/2002 be revised to increase the box size of the trees to be planted.

- ENV-2007-3105-EAF: CPC-2007-3104-CU-ZAD: 16651 RINALDI Street: CONDITIONAL USE TO CONTINUE USE AND MAINTENANCE OF CHARTER SCHOOL AT THE EPISCOPAL CHURCH OF ST. ANDREW AND ST. CHARLES.

The committee decided that the applicant should be asked to host a community open house to present their plan to the neighborhood and the GHNNC PLUM Committee. To ask the applicant to verify the number of students enrolled because the paper work presented to the GHNNC for the previous approval does not match the current documentation.

- Cell Site in public right of way: City Reference No. 2006010040: 12840 Jolette and 17366 Tennyson Place. The City Engineering Department indicates that, as presented this site can not be approved because it would render the sidewalk non-ADA compliant (i.e.: not enough clearance for wheelchair use).
- Cell Site in public right of way: City Reference No.2007006562: Adjacent to Andasol Ave & Flanders Street.

The PLUM Committee sent the City notification to the area surrounding the proposed site. Discussed the issue of graffiti because utility boxes have become a canvas for taggers. The committee decided that in any future projects we would request applicants to apply “mural coating” on surfaces so graffiti could be more easily removed.

This led us to the question of “mural coating” existing utility boxes within the GHNNC boundaries, can this be done, what would the cost be and how long would it take? Is this something that the Public Safety Committee would decide?

Old Business:

- Disclosure of methane levels by developers and the notification to residents living in areas within GHNNC boundaries.

The methane issue is being discussed in City Council and an updated map was requested by the City Council.

- 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.

The Planner, Dick Platkin retired and Mr. Duenas has replaced him, nothing has been completed. Records indicate that the case is still on hold.

- Aliso Canyon Equestrian Park

There will be a meeting of in September to present the results of the community forums to the Aliso Canyon CAC.

- Position of Southern California Association of Governments to meet Los Angeles Housing Requirements. A new report was issued and we need to request a copy.

Committee Member Comment

Jeannie reported on the City Attorney position on granting the Neighborhood Council appeal rights. The City Attorney has ruled that there is nothing in the adopted Charter that should prevent the NC's from having the right to appeal, only that the NC's may not sue the City.

The City Attorney ruling will now go to the City Education and Neighborhoods Committee and then to the full City Council for consideration. Jeannie indicated that the Neighborhood Councils are being asked to meet with their Council office to request support for the right to appeal. In March of this year the GHNNC wrote a letter requesting City Council support.

Public comment: None

Adjourned at 1PM