

**Granada Hills North Neighborhood Council Planning and Land Use Management Committee
Monday, December 10, 2007 at 1:30PM**

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

Anne Ziliak called meeting to order at 1:35PM

Committee Members present: Jeannine Plumb, Barbara Iversen, Ralph Kroy, Bill Lillenberg, Wayde Hunter, Josh Jordahl and Anne Ziliak

The minutes for the November 19, 2007 were approved with correction of the spelling Whitekamp to Weitecamp.

New Business:

Discussed ENV-2007-5388-EAF:APCNV-2007-5387-ZC:17891 RIDGEWAY ROAD PARCEL MAP WITH CONCURRENT ZONE CHANGE CASE FROM A1-1-K to RE40-K.

A 4.55 acre parcel in the footnote 12 area of the community plan. The applicant request is consistent with the footnote 12 provision. The committee still needs to meet with the applicant representative.

Support of the Formation of a Design Review Board for Granada Hills-Knollwood Community Plan. We still need to meet with Granada Hills South NC and other interested parties to discuss this.

DEPARTMENT OF RECREATION AND PARKS 2007 CITYWIDE COMMUNITY NEEDS ASSESSMENT:Condition of Equestrian Trails.

On Saturday December 8 an outside consultant firm hired by Recreation and Parks held a meeting for CD12 stakeholders to discuss the existing city park facilities and determine whether they are meeting the needs of stakeholders, identify problems and what can be done to improve the services.

Approximately thirty-two people participated in the event. The participants were divided into two groups and asked a series of questions regarding the existing park facilities and services and development of land for recreational use. Similar meetings will be held in all the Council Districts and results will be presented in March of next year.

The top opinions expressed by the CD12 stakeholders were:

- Maintain existing facilities.
- Preserve open space parks.
- CD12 has a good balance of facilities.
- An accounting of the Quimby funds so stakeholders can have input on how that money is spent.

ENV-2007-5451-EAF:ZA-2007-5450-CUW: 11900 BALBOA BLVD 91344:INSTALLATION, USE AND MAINTENANCE OF A WIRELESS TELECOMMUNICATIONS FACILITY.

Verizon is proposing a wireless facility on the roof of HOWS Market. The committee agreed that a rooftop placement is preferred over a stand alone tower. The design also includes the placement of an equipment cabinet on the rooftop and the information provided was not clear so we need to get more information prior to making any recommendation.

The outstanding issues are placement on the roof (can this be placed at the back of the building instead), the coax cable tray placement, the appearance (will it match the existing architecture) and texture of the equipment cabinet.

We will submit our questions to the applicant and discuss this further.

22nd Annual Land Use Law and Planning Conference: Updates, Trends, and Assessments: Friday, January 25, 2008 from 8:30am-5pm.

This is a conference that GHNNC members have attended for the last two years and is an educational opportunity for the PLUM and the GHNNC.

MOTION: That the GHNNC Board approve funding \$350 per person (total \$700) plus parking fees, if necessary, for at least two PLUM Committee members to attend the January 25th, 2008 annual Land Use Law and Planning Conference, Updates, Trends, and Assessments, a UCLA extension Public Policy Program at the Millennium Biltmore Hotel in Los Angeles from 7:45AM to 5PM

Old Business:

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 discussed a letter from residents that was submitted to the Planning Department. The Citywide Planning Commission hearing on this is set for January 23, 2008. We have not received a copy of the staff recommendation and will discuss again if needed.

12051 **Shoshone** Avenue: CPC 98-0500 ZC: MND No. 98-0378-ZC:TRACT NO. 52716

On November 30, 2007 Phyliss Winger invited the chair of GHNNC PLUM to City Hall to discuss the Shoshone case. According to the City Bureau of Engineering, the City Attorney advised them to approve the Shoshone case without the proper zone change. They want to allow Cooper to build under a "NON-CONFORMING USE" variance. He will not have to go through the zone change again, which should be required. The end result is that we will have twenty lots in an agricultural zone (A-1 zone: lots shall be not less than two and one-half acres, but in no case shall more than two dwellings be permitted on any one lot) that do not conform to the community plan.

At the November 30 meeting representing the GHNNC I tried to point out the history of this applicant. That he has not complied with the conditions of his original proposal and that he has acted in bad faith and it is wrong to allow him to build twenty non-conforming lots when he has complied with his conditions. I also requested copies of the determination from the City Attorney and I was told that there was nothing in writing. That the compliance issue is separate from the approval of the subdivision, however, the condition that they used to approve this action is one of those conditions of approval.

Given that the City has now condoned this, we should help the neighbors draft a letter to the City asking for the compliance of all those conditions and enforcement.

CPC 92-0157: Tentative Tract 48906: Hovanian development: Review conditions of approval.

We need to continue trying to reach the representative

Review of tree report 12130 Nugent Street.

A site visit is still needed.

Committee Member Comment:

Ralph continues his effort to contact the Saemoonan Church and now the phone number is not working. He will also try to get the results of the hearing on the illegal sign on Rinaldi and Balboa.

Public comment:

Announcements:

The Martin Luther King Jr. Parade in CD 8 on January 21, 2008. The parade will start at 10:15AM at Western and MLK Blvd.

109th Annual Golden Dragon Parade celebrating Chinese New Year February 9, 2008 in Chinatown.

30th Annual Firecracker 5k/10k run February 10th, 2008 in Chinatown.

Adjourned at 3:50PM