

**GRANADA HILLS NORTH NEIGHBORHOOD COUNCIL
LAND USE COMMITTEE REPORT**

City Planning Commission Hearing
February 28, 2008

Committee/Person: Wayde Hunter

Date: February 28, 2008 **Subject:** Item #5 CPC-2007-3104-CU-ZAD 16651 Rinaldi Street, Charter Middle & High School

My name is Wayde Hunter I am a member of the Granada Hills North Neighborhood Council and a member of the Land Use Committee.

The board has not taken a position on this latest request but has attempted to facilitate the residents concerns and work with the school to bring them together. We submitted a letter on November 11, 2007. After an on-site tour yesterday we have concerns:

1. That a basketball court was constructed on the west side despite promises to the contrary.
2. It appears that some of the relocations have already occurred (see exhibit B).
3. It appears that the 25-foot setback requested by staff (Item 4c current request) is not being honored. It is 17-feet at best.
4. Prior CUP requirement for planting screening trees/shrubs on west side has been ignored (See ZA2005-4986(ZV)(ZAD) Condition #11). Now 4b in current application again. Applicant claims it was done in master application P-3. I cannot see this planting/screening.
5. Storage areas not addressed. East side building overgrown with weeds 4-feet high with stuff mixed in. There is another storage area next to the east side of the building to be relocated. Where will it go?
6. Relocation of power panel on west side will be good but the practice of long unprotected runs of electrified cables on the ground is not. Didn't see power distribution plan.
7. Under 6 (b2) hours of operation for outdoor use of the basketball court – we have great concern. 8 – 6 should be 8 – 5. The school runs to 3:30 p.m. and staff/teachers leave at 5:00 p.m. Also in winter it gets dark early and there are no lights.
8. Security is non-existent. Lack of supervision (after 5:00 p.m.) Fence not contiguous (fire lane).
9. Children are skateboarding in parking lot directly in front of school. Staff/teachers ignoring activity.
10. There have been responses in the past to residents that improvements were not made due to lack of money. We would respectfully ask that all mitigation measures be required upfront and/or full funded before approval of the CUP.

Closing

This request represents a 33% increase in enrollment and past and present problems must be addressed as they will have to live with this CUP for the next 10-years. Thank you for the opportunity to speak.

Note: The above speech was typed from handwritten notes. Major of above was delivered as written with occasional additional comments and with the underlined sections omitted.

(Continued)

Board Deliberations (status)

Applicant had asked for numerous modifications to Conditions of Approval:

- #2 Wanted less frequent review of compliance (granted?).
- #11 Asked for clarification. (?).
- #12a Wanted 3 persons per vehicle not 4. (granted).
- #12g Believed that the referenced condition 2 was typo s/b 12 (denied).
- #16a & b out of sync with #26 (#26 struck then possibly changed and left in ?).
- #16d Typo eastern side of building not property (granted).
- #23 Asked to be eliminated (granted).
- #26 Conflict with 16a & 16b (#26 struck then possibly changed and left in ?).
- #30b Reported that not all structures within 300-feet. Asked for hydrant on Flanders to be used but still some buildings 20-feet or further away. (not granted would require waiver from Fire Department).

The board addressed our comments listed on page 1 as follows:

- Board did not act after listening to applicant's excuses in response to our comment #1 above.
- Board chided applicant and applicant admitted moving buildings before CUP had been approved. Board said that they were in fact being rewarded for doing the wrong thing in response to our comment #2 above.
- Board chided applicant after they admitted being inside 25-foot County easement in response to our comment #3 above. Applicant pleaded lack of funds and huge cost to relocate again. Board granted them a 20-foot setback because the buildings have already been moved but cautioned them that should the County want to enforce that requirement that they would have to move the buildings.
- Board voiced displeasure after the applicant admitted that they had not complied with the planting on the west side of the property as already required in the previous permit in response to our comment #4 above. At the end of the session additional conditions for adding 7 trees to the campus and 14 trees to the parking lot was made.
- Board ordered applicant to come back with a revised Exhibit B showing where the planned storage areas were going to be in response to our comment #5 above.
- Board chided applicant and expressed dismay as to safety of children after applicant admitted that the power cables on the ground were installed without a permit. Board required that these building must have overhead power drops installed to the satisfaction of the DWP in response to our comment #6 above.
- Board added requirement that supervision be present during the after hours basketball practice in response to our comment #7 above.
- Board did not act on our comments #8, #9 & #10 above.

Note: The above observations are to the best of my recollection and there are some additional actions not included here. For the true extent of all the comments a tape recording can be requested and/or for all modifications to the conditionS of the CUP a revised CUP should be referred to when published.