

Granada Hills North Neighborhood Council: Planning and Land Use Management Committee

Monday, November 17, 2008

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

Anne Ziliak called meeting to order at 2:10 PM

Committee Members present: Kim Thompson, Barbara Iversen, Ralph Kroy, Wayde Hunter, Josh Jordahl and Anne Ziliak.

Meeting report from October 20, 2008 approved as corrected.

New Business:

- **ENV-2007-5388-EAF:APCNV-2007-5387-ZC:17891 RIDGEWAY ROAD: PARCEL MAP WITH CONCURRENTZONE CHANGE CASE FROM A1-1-K to RE40-K**
Still waiting for notice.
- **APCNV-2008-2705-ZC-ZAA: 11582 Longacre: 5 SINGLE FAMILY LOTS AND ZONE CHANGE FROM A1-1 TO RE40. ZAA-AREA,HEIGHT,YARD,AND BUILDING LINE ADJMNTS < 20% SLIGHT MODIFICATIONS.**
Still waiting for notice.
- **Storage of a Historic Vehicle Collection: 17745 Ridgeway Road: TO ALLOW A HISTORIC VEHICLE COLLECTION USE OF LAND THAT IS SCREENED BY TREES WITHIN THE FRONT SETBACK THAT EXCEEDS 8 feet**
We will discuss this at our next meeting.
- **ZA-2008-2500: 11510 Blucher Ave/15543 Rinaldi Street:** Installation, operation and maintenance of unmanned WTF, 6 panel antenna to be mounted on Monopalm and associated equipment cabinets for T-Mobile.
Rationale: The site is very crowded. Monopalm stealth sites in this area do not stand up very well to the high winds. Fencing choice is not acceptable, there is no proposed landscaping on the plans. Change fencing, additional maintenance and landscaping. Should require additional maintenance. Would prefer another type of stealth or a roof installation.
Motion: That the GHNNC Board recommend denial as proposed: ZA-2008-2500: 11510 Blucher Ave/15543 Rinaldi Street: Installation, operation and maintenance of unmanned WTF, 6 panel antenna to be mounted on Monopalm and associated equipment cabinets for T-Mobile.
- **Ponte Vista:** 62 acres in San Pedro the developer wants to build 1950 new multifamily units in a mixed use development and requested a density bonus. The area zoned R-1 and they want to change it to increase density. In comparison Las Lomas proposed building 5800 home sites, 2.3 million retail and 300 hotel rooms on 555 acres.
Rationale: This proposed development will significantly increase the density, 1950 multifamily units on 62 acres, will add 10,000 additional car trips a day, 30% increase in traffic volume, it is out of character with the surrounding community and it does not comply with their Community Plan.
Motion: That the GHNNC Board support the Councilmember Janice Hahn, Harbor City, Central San Pedro, Coastal San Pedro and North West San Pedro Neighborhood Councils and in their opposition to the Ponte Vista development as it does not comply with their Community Plan.
- **Green Building Standards:**
We will continue with this next month.
- **Community Plan Update:**
Currently the Granada Hills Knollwood Community Plan is being updated and PLUM Committee members have attended several workshops hosted by the City Planning Department.
Rationale: Within the boundaries of the GHNNC most of the changes proposed are being done for consistency and to clarify the existing footnote 12. The changes proposed for one area categorized as

sub-area #250 on the draft proposal of the Community Plan update is not clear and the PLUM Committee recommends that we should clarify our position on the proposed update

Motion: That the GHNNC Board strongly oppose any reduction of lot size requirement of property within the GHNNC boundaries and request that the Granada Hills-Knollwood Community Plan maintain the 2-acre minimum lot size requirement for properties north of Sesnon and west of Shoshone (sub area #250).

Ongoing Business:

- Review of code enforcement/conditions of approval for home/project sites within the GHNNC boundaries.
Contact Andrew Adelman and ask him to come and speak to us about effective code enforcement.
- Planning and Land Use Meetings, Conferences, Educational Opportunities. Discussion and Possible action
- Discussion and consideration of any new or old information available on BFI's/Allied Waste Sunshine Canyon Landfill that is in the City, County and/or the proposed Combined City/County Landfill to include but not be limited to such subjects as: all City, County & State public hearings, Conditional Use Permits (CUPs) compliance, Notices of Violation (NOVs), Solid Waste Facilities Permits (SWFPs), Waste Discharge Permits (WDRs), Mitigation Measures, etcetera plus other related subject matter pertaining to recycling, alternate technologies as replacements for landfilling.

On November 12, the County Board of supervisors approved MOU with the City.

As of today at 9:50AM the landfill was open, but severe damage to tree nursery and some of the methane wells.

Committee Member Comment:

None

Public Comment on non-agenda items.

Question: regarding Nugent and creating a more passable area at Shoshone

Adjourned at 4PM.