

Granada Hills North Neighborhood Council Planning and Land Use Management Committee

Monday, June 22, 2009

GHNNC office 11139 Woodley Ave, Granada Hills, CA 91344

Anne Ziliak called meeting to order at 2:15 PM

Committee Members present: Barbara Iversen, Ralph Kroy, Bill Lillenberg, Wayne Hunter, Ray Pollok, Josh Jordahl, Bill Hopkins and Anne Ziliak.

PLUM Committee minutes May 18, 2009 accepted

TT-69616:ENV-2008-0570: 12130 Nugent Drive

Committee had a discussion regarding the 12130 Nugent hearing that was conducted on Thursday, June 18 at Braude Center. At the hearing the applicant/developer offered to parcel the property into four lots instead of his original five. The applicant was invited to present a revised map with with four parcels. The revised map was discussed and questions regarding the elevations arose. The developer explained that he planned to build below grade using a 10-foot retaining wall and only one story would be visible from the street level on Nugent. The height of the visible single level would be 16-feet. The appearance from the rear of the property was also discussed because the back of the house is very visible from across the basin area. Some neighbors were in attendance and asked the applicant questions and made several comments regarding the proposal. They do not have any faith that the applicant/developer will build as promised. Currently they feel that his property is a safety/fire hazard because the property is not being maintained. This item will be agendized for our July meeting.

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.

The applicant was asked to submit a new map, so the case is delayed.

ENV-2009-417-CE: ZA-2009-416-ZV: 11451 Woodley Ave: TO ALLOW AN ADULT DAY-CARE FOR UP TO 40 MENTALLY DISABLED ADULTS IN A PORTION OF AN EXISTING CHURCH IN THE A1-1 ZONE WITH HOURS OPERATION OF 8:30 AM TO 4:30 PM MONDAY THRU FRIDAY

LA City Zoning is hearing cases that were filed for 2008 and it is likely that this will not be scheduled for hearing until after July. A mailing to the neighbors needs to be done in advance of our next meeting when we will reagendaize this.

CPC-2009-569-CU-ZV-GB: ENV-2009-570-EAF:16601 RINALDI:TRADE SCHOOL WITH DORMITORY CU-CONDITIONAL USE ZV-ZONE VARIANCE GB-GREEN BUILDING

The applicant met with some of the committee to give an informational presentation. Questions/concerns were addressed and several comments made. The applicant will hold a community meeting with notification to the surrounding neighborhood. Members of the committee will attend if possible and listen to the neighbors comments. If the applicant does not hold a community meeting soon the GHNNC will need to so. After we review the public comments we will discuss this again.

Installation of an Above Ground Facility (AGF)Ref. No. 2009001087:Sesnon Boulevard and Orozco Street.

Trent Ramirez, the representative of the carrier, called to inform us that they are still working on this application.

ZA-2009-1019: 17166 Armstead: request to allow a reduced rear yard setback of 5-feet in lieu of 15-feet in conjunction with a proposed installation of a rear deck.

Bill Lillenberg, Ralph Kroy, Bill Hopkins conducted a site visit on May 20. Bill gave a detailed report about the property. The deck is built almost to the edge of rear property line and built over a drainage easement. The current owner is applying for a reduced setback because the previous owner built the deck and he does not want to remove it. The slope of the backyard makes it unusable without a deck. The application is for a reduced setback, but the correct request should be for zero setback. A new application is required to correctly remedy the situation. We await the new application.

Ongoing Business:

Review of code enforcement/conditions of approval for home/project sites within the GHNNC boundaries.

Several phone calls have been received to complain about the removal/cementing of the public equestrian trail and railing. This was turned into Building and Safety only to discover that this is under the jurisdiction of the department of Public Works.

Public Works investigation division was notified and a case was started. We have not received any reply yet.

Condition and access of the Public Equestrian Trail System within the GHNNC Boundaries:

This has been a problem for many years. The problem started because a private property owner and the HOA of the Classics development closed off the public equestrian trail and filled the trail with material that is difficult for horses to walk on. The adjoining Bridlewood HOA worked to get them to reopen the public equestrian trail

with no luck. In response to the other closures, Bridlewood decided that they could close the public trail that runs through their gated community. These are public trails that are being closed forcing the equestrians to seek alternative routes through our community.

The Committee will request a meeting with Councilman Smith's office to discuss this and some other issues.

Discussion and consideration of any new or old information available on BFI/Allied Waste at Sunshine Canyon Landfill

The Citizens Advisory Committee asked for deeper sample water monitoring so that water from under the landfill can be assessed. The Regional Water Quality Control Board will hold a hearing on July 16 in Simi Valley.

Committee Member Comment:

Bill discussed the hearing on April 27 regarding the application to store historic car collection. The Zoning Administrator felt that the public hearing notice did not clearly describe the intention of the applicant, so the hearing will be rescheduled. Also, the plot plan will need to be redone.

Public Comment on non-agenda items: None

Adjourned at 5:15PM