

Granada Hills North Neighborhood Council Planning and Land Use Management Committee

Monday, July 20, 2009

GHNNC office 11139 Woodley Ave, Granada Hills, CA 91344

Anne Ziliak called meeting to order at 2:10 PM

Present: Barbara Iversen, Ralph Kroy, Bill Lillenberg, Wayde Hunter, Josh Jordahl, Bill Hopkins, Jan Subar and Anne Ziliak.

PLUM Committee minutes June 11 and June 22, 2009 accepted.

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.

As per our last meeting, a letter was delivered to over 75 homes surrounding the property to notify them of the request for a conditional use permit (CUP).

Some of the neighbors attended the meeting and were unaware that the facility had been operating, had not been notified that any application was submitted and had concern that patients/clients will leave the facility unsupervised.

After discussion the Committee felt that it was important that a full public hearing be conducted, that security be provided to prevent the unsupervised exit from the property and that the number of clients not exceed the 40.

Motion: That the GHNNC write a letter of support for the operation of an adult day-care operation for up to 40 mentally disabled adults at 11451 Woodley Ave within an existing church and ask that a full public hearing be conducted, that security be provided to prevent the unsupervised exit from the property and that the number of clients not exceed the 40.

Rationale: Though the PLUM Committee felt that the applicants should not be allowed to operate unless a CUP is granted, this facility has been operating without the knowledge of the neighborhood, has had no impact on the traffic and has requested no signage. There is some concern that the clients will be able to leave the site unsupervised which could be a safety issue, so we need to make sure that this will be addressed.

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

After a meeting with the applicant and the representative, the application will need to be revised to reflect the intention of the applicant. The Committee felt that a letter should be sent to the applicant indicating that we look forward to reviewing the revised application and to attending the community meeting they are planning. If they do not hold a community meeting the PLUM Committee will schedule one.

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.

TT-69616:ENV-2008-0570: 12130 Nugent Drive:4 (SF) lots on a 71,857.2 sq. ft. site, within the RE15-1-H Zone.

We reviewed the revised map that reflects the division of the property into four lots.

Motion: That the GHNNC Board oppose the project as submitted to parcel 12130 Nugent Drive into 4 (SF) lots on on a 71,857.2 sq. ft. lot.

Rationale: The committee felt that due to the steepness of the slope the division into four lots was still inconsistent for the neighborhood, that there is a public safety issue because the location is on a blind curve in a high traffic area, the impact to the viewshed has not been addressed and the question of whether building is allowed without the approval of the others within the housing tract has not been answered.

Proposed Purchase of Elsmere Canyon for open space:

Currently the development group owns 100 acres of land within the City of Santa Clarita, unincorporated area of LA County and the City of LA that includes Elsmere Canyon. The development group decided that they would be willing to sell the property to the City of Santa Clarita, LA County, Santa Monica Mountains Conservancy and the City of LA. For the City of LA to acquire the portion of land that is within the City of LA we need to apply for Proposition K grant.

Motion: That the GHNNC write a letter of support for the Mountain Recreation and Conservation Authority application for Proposition K grant to acquire 100 acres of land that includes Elsmere Canyon for open space. To send letters of support for the land acquisition for public recreation and park purposes to LA county Supervisors, Santa Monica Mountain Conservancy and City of Santa Clarita.

Rationale: Located within the Santa Clara and Los Angeles River watersheds, this portion of Elsmere Canyon supports a diversity of plant and wildlife species including one of the last remaining groves of Big Spruce Pines in the area, is an important wildlife corridor between the San Gabriel and Santa Susana Mountains, is adjacent to the open space of Whitney Canyon and the Angeles National Forest and includes a portion of the Rim of the Valley Trail system. Its conservation would provide recreational opportunities for residents of Los Angeles as well as neighboring communities. In addition to containing a portion of the Rim of the Valley Trail system the property will connect to trails providing access to Hart Park of Los Angeles County, the City of Santa Clarita's Heritage Park and the Pioneer Oil Refinery, the Southern Pacific Tunnel and Beal's Cut which are State Historical Sites. These trails will also provide the opportunity for wildlife observation and native wildflower identification which are increasingly popular activities.

Discussion of Conditional Use Permit(CUP) provisions that change/alter other/unrelated CUP's.(Jeannie Plumb)

Discussed this problem and committee decided that it would be beneficial to know steps that we as a neighborhood council can take to prevent this type of action within our jurisdiction. Mr. Hess has done significant research on this and is willing to attend our next meeting and entertain our questions.

Proposed Above Ground Facility(AGF):West side of Balboa, 282 ft north of Westbury (city reference#2009002520)

Motion: That the GHNNC Board oppose the placement of an Above Ground Facility sited for 282 ft north of Westbury (city reference#2009002520), which is within a pending Historic Preservation Overlay Zone (HPOZ).

Rationale: In May, we met with the City Engineering department, Verizon wireless and Cable Engineering Services at the above referenced location. They asked us our opinion of their plan to install a AGF site at this location. This is a support pole for the power pole located on the East side of Balboa. We told them that we did not think that this location would be a good choice because it is a very visible location and within a pending Historic Preservation Overlay Zone (HPOZ). We suggested they chose another location. We walked south on Balboa to another support pole that we felt the trees would screen the AGF site from residents.

Ongoing Business:

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

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:

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/Republic Waste at Sunshine Canyon Landfill.

The landfill operators want to install emergency overflow tanks within a cement containment structure to catch leachate in the event that they lose power and the system backs up. At a City Citizens Advisory Committee (CAC) the new manager started discussion of this plan as though it was something that was already approved. This was a surprise to the CAC because the restrictions on the land they propose for installation prohibits any landfill activities and all documentation to date (EIR, JTD) has Leachate Treatment Facility at the entrance to Sunshine Canyon. At the meeting the CAC looked at a map of the landfill property and felt that the operator could chose another location that would keep the operation of the landfill out of the buffer zone.

Motion: That the GHNNC send a letter to the City and all landfill regulatory agencies opposing the placement of any landfill related facilities or equipment within the buffer zone, which includes the oil/gas exploration area to the south of the landfill berm.

Rationale: Though the City CAC thought that having the emergency system was a good idea, the location was not acceptable because it is within the buffer zone area of the landfill, which has a codicil that prohibits any landfill operation. BFI/Allied/Republic Waste in their planning failed to acknowledge buffer zone and to notify both the City and County CACs of their plan to relocate the Leachate Treatment Facility. There have been problems with the existing system in this same area in the past including a spill (broken sewer line) plus large amounts of water released into residential sewer system which caused odor problems. Moving equipment from the existing area which would not affect the community in the event of an earthquake to an area directly adjacent to Santa Susana Fault and nearer to homes could be a detriment to public safety. If this is allowed a precedent will be established there is nothing to prevent them from relocating the entire Leachate Treatment Facility to our side of the canyon. We must be on the record to ensure that the buffer zone is preserved for the protection our community.

Committee Member Comment: None

Public Comment on non-agenda items: None

Adjourned at 5 PM