

Granada Hills North Neighborhood Council Joint meeting of the Board and Planning and Land Use Management Committee. Monday, October 19, 2009

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

Anne Ziliak called meeting to order at 2:10 PM

Present: Barbara Iversen, Ralph Kroy, Bill Lillenber, Jan Subar, Agnes Lewis, Bill Hopkins, Ray Pollock and Anne Ziliak
PLUM Committee minutes September 21 and October 2, 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.

Still have not received any new information on this case.

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.

We have discussed this application several times and have met with the applicant and the Rabbi at the school site. When this application was filed the school was operating and housing students without approval. In our meetings we discussed the scope of the proposal and the impact that a large project would have on the surrounding neighborhood. In our meeting with the Rabbi we asked if this school was only for Jewish orthodox boys and he said that the classes would be open to others in the community and the boys would come from many places. He said the school would be unique because they are planning a specialty kosher culinary school. However, their application does not state that the classes would be open to others. The applicant feels that a school is already permitted at the site, so their request would not be that different. Currently a preschool/kindergarten is approved for 245 students. The new request is to allow 280 males ages 15 to 22 to board and attend vocational classes on site and to attend other off site schools, which is very different from the preschool/kindergarten day school that served the community. We asked that the Rabbi revise the application to reflect the inclusion of others to attend classes as he expressed in our meeting and to consider lowering the height of the proposed structures and spreading them out instead.

Rationale: Their current proposal would create a 45-foot structure in GHNNC. We do not have any other buildings of that height in our boundaries. The applicant held an Open House on October 14 and several of our PLUM Committee attended. They are staying with their original plan without commitment to consider a plan that would be less impactful and for inclusion of the community only, "may include" is mentioned. There is great impact with this project and the intensity of use is not compatible in the surrounding single-family residential zone.

Motion: That the GHNNC adopt the following position on the application to operate a trade school in conjunction with a boarding facility that will house 280 males ages 15 to 22, located at 16601 Rinaldi Street (CPC-2009-569-CU-ZV-GB: ENV-2009-570-EAF): Information provided with the application and the proposal presented by the applicant were inconsistent, the planned four-story building and parking is inappropriate and not compatible for this single residential family zone. The project proposed would not be consistent with the neighborhood in which it is being proposed.

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

Installation of an Above Ground Facility (AGF) Ref. 2009001084/Balboa Blvd 250ft North of Woodley Ave.

Some committee members met with the representative from Sure Site, a radio frequency engineer and the applicant, T-Mobile, for a tour of three sites that are being considered for AGF sites. After detailed discussion of each site they agreed to get back to us with some information about other stealth options.

ZA-2003-8454-CU-PAZ: 12121 Balboa Blvd: application to co-locate onto existing monopine cellular structure: Install 3 additional panel antennas, 3 DAP Heads, 3 parabolic antennas, GPS at 68' AGL for sector A&C, and 63' AGL for sector B. Application also includes the installation of a base equipment cabinet within the existing equipment shelter.

The applicant and representative were contacted and as of the meeting on Monday, October 19, there has been no reply. The tower is in need of maintenance and a dish has been attached to it without approval. There should be compliance before we consider any co-location.

Review of the Draft City parks Bicycle Plan

The city is currently holding workshops to discuss changes to the City parks Bicycle Plan. One of the changes they are considering is the use of existing trails by off-road bicycles in the City of Los Angeles park system that are being used for equestrian and hiking activities. To change this the equestrian ordinance would need to be changed to allow use of equestrian trails by wheeled vehicles. This idea is very dangerous and creates a great liability for the city. The GHNNC is home to the oldest K-overlay zone (equestrian) and part of the "backbone" trail system and the safety of all those that are legally allowed to use the trail system must come first. If off-road bicycle riders want trails they should be separate from those designated for equestrian use.

Motion: That the GHNNC adopt a position to maintain the equestrian ordinance without any changes to allow equestrian trails access for wheeled vehicles.

ZA-2009-1713-ZV:17009 RINALDI ST:REQUEST TO CONTINUE THE OPERATION OF AN AUTOMOTIVE FUEL STATION IN THE C2-1VL & RS-1 ZONE WITH THE SALE OF REFRIGERATED BEER AND WINE FOR OFF-SITE CONSUMPTION.

Rationale: There is another gas station on the southeast corner of Rinaldi and Balboa that is already allowed to sell refrigerated alcoholic beverages. Currently this applicant is allowed to sell non-refrigerated alcoholic beverages. The Senior Lead Officers were consulted and felt that there was no problem with crime due to the sale of alcohol in this area. Because it is within a residential zone we should ask for a review in five years.

Motion: That the GHNNC recommend that the City Planning Department change the Conditional Use Permit at 17009 Rinaldi Street (ZA-2009-1713-ZV) to allow the sale of refrigerated alcoholic beverages with a condition that a Plan Approval Review be required in five years.

Ongoing Business:

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

There is an approval to build a recreation room on Stranwood and Rinaldi, but it does not look like a recreation room. We will check this again.

Condition and access of the Public Equestrian Trail System within the GHNNC Boundaries: **New equestrian committee.**

A new equestrian committee was formed and Council District 12 has an appointed representative. We should draft a letter outlining our trail issues and request assistance.

Planning and Land Use Meetings, Conferences, Educational Opportunities. Discussion and Possible action

GO GREEN. RECYCLE FOR A CLEANLA

Tuesday, November 10, 2009

1:30 p.m. to 4:30 p.m. – Environmental Fair

3:00 p.m. – Press Conference

Guest appearances by NBA World Champion Luke Walton and the Los Angeles Laker Girls

Civic Center Mall

(located between the Kenneth Hahn Hall of Administration, 500 W. Temple St., and the Stanley Mosk Superior Courthouse, 111 N. Hill St., Los Angeles)

Cities and leaders will pledge to support their commitment to make their community greener by recycling more.

This event also features a kickoff for the “Brag About Your Bag” campaign, which seeks to encourage the use of reusable bags and to recycle single use bags.

A CleanLA tool kit will be available for your use on the redesigned www.CleanLA.com Web site.

Save the date and don't miss out on making Los Angeles County the leader in green efforts!

Event invitation to follow.

Consider participating in the fair with a booth showcasing your city or group's environmental efforts. There is no fee to participate, and availability is limited. Should you have any questions, or to RSVP for this event, please contact Christine Frias at (626) 458-3565 or Natalia Jimenez at (626) 458-3530.

Discussion and consideration of any new or old information available on BFI/Allied/Republic Waste at 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, etc., plus other related subject matter pertaining to recycling, alternate technologies as replacements for landfilling.

Still having problems with the Bull Creek mitigation plan. Ralph sent a letter in his capacity as former Chair of the Citizen's Advisory Committee for the City side of the Sunshine Canyon Landfill asking for help to get the promised mitigation completed.

Committee Member Comment:

The Board of Neighborhood Commissioners (BONC) met today to discuss and decide if the GHNNC boundary included Aliso Canyon Park. The Policy and Rules Committee attended and presented our documents and BONC agreed and approved our request to share Aliso Canyon Park with Porter Ranch NC.

The North Valley Coalition will be installing a new sign soon,

The GHNNC open house was a success and many attended. Sue and all those that helped did a tremendous job.

Public Comment on non-agenda items:

None

Adjourned at 4:45PM