

**Granada Hills North Neighborhood Council Joint Meeting of the Board and Planning and Land Use Management Committee.**

**Monday, May 17, 2010**

**11139 Woodley Ave, Granada Hills, CA 91344**

Anne Ziliak called meeting to order at 2:10PM

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

**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.**

Originally we thought that we would be able to conduct a public meeting for the second week in May; however, more time was needed to complete the drawings. We are waiting for the applicant to complete drawings on the revised plan and then we can plan a public meeting.

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

This is on hold for now.

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

Cypress tree looks better than the wooden pole and we asked them if they could plant some other cypress trees to make this more natural.

What is the total height of this monocypress? The total height is 46-feet. We have not received a reply to our question regarding additional trees.

**Installation of an Above Ground Facility (AGF) East side of Sesnon Blvd (17550 Sesnon), south of Jolette Ave.**

This was approved by the City Bureau of Engineering, but the City told one of our stakeholders that there would be another opportunity to appeal this placement.

This was approved with flush mount venting as GHNNC recommended.

**Installation of an Above Ground Facility (AGF) Ref. 2009006256 /Northeast side of Woodley Ave., 434' Southeast of Pineridge Rd. and support equipment on the Northeast side of Woodley Ave., 609' Southeast of Pineridge Rd.:**

**Motion:** That GHNNC oppose this installation as proposed of a T-Mobile Above Ground Facility on the Northeast side of Woodley Ave., 434' Southeast of Pineridge Rd. and support equipment on the Northeast side of Woodley Ave., 609' Southeast of Pineridge Rd.

**Rationale:** It is not consistent with the existing utilities and is not camouflaged adequately.

Several of the PLUM Committee members met with representatives of T-Mobile from BMS Communications and we expressed our opinion on the location, appearance and height. PLUM members suggested that they should contact Knollwood Property Association to get their input.

There was discussion regarding the drafting of minimum requirements for AGF sites so the GHNNC can submit them to all applicants.

**City of Los Angeles, Bureau of Sanitation new Septic Systems Ordinance**

**Committee** discussed the existing septic tanks that are within our boundaries and the impact of the newly proposed Septic Ordinance.

The GHNNC has 148 properties within our boundaries that use a septic system and will be impacted by this ordinance.

Representative, Chandra Silaban, from the Bureau of Sanitation attended to explain the reason that the City needs to draft this new ordinance. The City was required to address the septic system issue because the Regional Water Quality Control Board (RWQCB) found that groundwater and sensitive waterways were at risk from leaking septic tanks. To protect the water the RWQCB required the City to adopt a plan. The original deadline was May, 2010, and the City requested an extension. The new deadline is December 31, 2010. They plan to have a draft of the ordinance by Fall of 2010. The new ordinance requires all properties with septic tanks to be inspected by an expert every three years for Commercial properties and every five for residential properties. If a tank does not pass inspection and is less than 200 feet from an existing sewer line, then the property owner must install and pay to hook up to the sewer. If it fails inspection and is more than 200 feet, then a new system can be installed and a maintenance plan would be mandatory. The inspectors will not be City employees, but they must be certified by the City. The cost of the inspection is the responsibility of the property owner.

The PLUM Committee felt that the fees were not adequately disclosed. The cost of sewer line installation and the amount to file a permit was included in their estimate, but the cost the City charges to hook into an existing sewer line was not included and is based on the amount of street frontage of the property. For some of the properties within the GHNNC boundary the frontage can be significant and cost thousands more than the City has disclosed. City Sanitation is currently doing more outreach, especially to those areas that have numerous septic tanks. Once they receive enough input they will make a draft of a plan and release it for public review. We will review the plan and make recommendations to the GHNNC Board for action.

**Baseline Hillside Ordinance:**

Discussion regarding the proposal and concern regarding the possible issuance of slight modifications by the City. Zoning administrator adjustment should not be allowed because it is like a variance. Proposal should not allow any exceptions such as slight modifications because this could be open to abuse. Modifications should not be allowed without agreement to abutting neighbors and a public hearing. An example is the allowance of one homeowner to add another story that is 10% more in height than the existing height limit to a house. In the GHNNC boundaries we have many neighborhoods that fall into the hillside designation. There is a concern that if modification are approved this could allow increased height of new homes that are built in neighborhoods that are single story, which changes the character of the neighborhood. If hearings were required then the surrounding neighborhood would be allowed to voice their opposition/support. Currently, these modifications are frequently granted by City without neighborhood input. In some cases the neighbors do not know the impact to their privacy until the house is being built.

**We want to do a sample calculation using the Nugent project as a model.**

**Motion** that the GHNNC submit comment indicating that we support the new ordinance provided that any exemption or modification that is requested require a public hearing.

**Rationale:** Though the proposed ordinance does address the issue of overbuilding for the lot size it will not prevent the issuance of variances (exemptions or modifications) by the City. These modifications on paper may not seem important; however, set a precedent which would allow others to alter their structures which can change the character of a neighborhood.

**GHNNC 2010-2011 Budget:**

\$1250 conferences, (\$40 month) copies \$500 each year, \$500 mailing, \$250 refreshments, \$1500 mileage.  
Total \$4000

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

**Auto body ordinance rules:**

If a location has an existing Automotive/Auto Body use it can remain as such even if a new company replaces a old one. The designation stays with the location and not the business. We still need to check the AQMD regulations on Auto Body.

**Shoshone Ave: Assessor ID: 2601-026-044:** The brush clearance of the City Fire Dept was contacted.

**Bircher:** We were informed by a stakeholder that a house on Bircher was vacant and being vandalized. The email address was not accurate and we could not find the address given, so we could not report this to one our local Senior Lead Officers. As soon as we get corrected information we can forward and get help for a resolution.

**Committee Member Comment:**

LA Times article on Lopez Canyon Landfill proposal to allow the Trucking School on a closed section of the landfill.

Bill Lillenberg received the plaque from Devonshire Division on behalf of the GHNNC for contributing \$5000 to their new gym equipment.

BFI received two Notices of Violation on the broken sewer line. They have stopped using that sewer line. They are using the water on site. This is good for the neighbors. Hopefully there will be less odor impact.

The developer at Mayerling has begun taking out trees and grading to prepare the property for development.

**Adjourned at 5:30PM**